

**SCAPE / LANDSCAPE
ARCHITECTURE DPC**

**VOLKERT ENGINEERS
FREDDIE STOKES
MOFFATT & NICHOL
THOMPSON ENGINEERING**

BROOKLEY BY THE BAY

**A COLLECTIVE VISION FOR
THE CITY OF MOBILE'S
LARGEST WATERFRONT PARK**



PROJECT BACKGROUND

From August 2022 to January 2023, the City of Mobile worked with SCAPE, Volkert, Moffatt & Nichol, and Thompson Engineering to develop a vision for Brookley by the Bay, a 98-acre waterfront park along Mobile Bay’s western shore, just east of Mobile Aeroplex at Brookley.

This document presents a collective vision for Brookley by the Bay, guided by input from community members, local stakeholder organizations, and project partners. The park will be an integral part of Mobile’s continued growth, provide waterfront access to its residents, and showcase some of the city’s most cherished natural resources.

PROJECT TEAM

CITY OF MOBILE

- Mayor Sandy Stimpson
- Jim Delapp
- Shonnda Smith
- Jennifer Greene
- Lance Slater
- Keysha Brown
- Casi Calloway
- Candace Cooksey
- Jordan Gromen
- Jason Johnson
- Dan Otto
- Lesley Walker

COUNCIL MEMBERS

- Cory Penn (District 1)
- William Carroll (District 2)
- C.J. Smalls (District 3, President)
- Ben Reynolds (District 4)
- Joel Daves (District 5)
- Scott Jones (District 6)
- Gina Gregory (District 7)

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- Marcy Beasley

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- Gabrielle Rashleigh
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MOFFATT & NICHOL

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ENGAGEMENT

- Freddie Stokes

THOMPSON ENGINEERING

- Cameron Crigler
- Chris Lafroschia

PREPARED FOR

City of Mobile, Alabama

PREPARED BY

- SCAPE Landscape Architecture
- Volkert Engineers
- Moffatt & Nichol
- Freddie Stokes
- Thompson Engineering

IMAGE CREDITS NOTE

All reasonable efforts have been made to ascertain and obtain licenses to use third party images and materials. All images, unless noted in captions in each spread, are provided by the design team.

DATE OF PUBLICATION

March, 2023

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THANK YOU!

Between August of 2022 and February of 2023, the Brookley by the Bay master planning process received and incorporated feedback from more than 300 community members, partner agencies, and stakeholder organizations. Your invaluable contributions have grounded and guided the vision that follows. Thank you for your time, consideration, and support!



A COLLECTIVE VISION FOR A NEW WATERFRONT PARK

Located at the mouth of the Mobile-Tensaw Delta, Mobile is a city with a strong and historic relationship to its waterfront. Since its establishment as a waterfront port in the early 18th century, the city has served as an economic hub in the region. Industry has played a major role in shaping Mobile's waterfront, but over time, this transformation has also separated its residents from the water's edge.

The collective vision for a new waterfront park at Brookley by the Bay presents an opportunity for people to reconnect with the water's edge and immerse themselves within the rich, biodiverse ecosystems that once defined and sustained the region – its tidal flats, marshes, forested wetlands, and shallow lagoons. This vision seeks to carefully weave programmed areas that support waterfront access and recreation through the site's incredible tree canopies, open fields, and varied shoreline and create new areas that enhance habitat resilience, enrich the understory, and allow coastal ecosystems to emerge and thrive.

This idea for a patchwork of programmed spaces and dynamic ecosystems emerged through a collaborative process with community members, local stakeholder organizations, and project partners. Their input guided the development of a shared vision that creates vibrant gathering places for all and connects the site to the greater Mobile area. Providing multiple modes of access to the site and a range of flexible spaces that support a variety of waterfront activities – from smaller family gatherings to larger events – ensures Brookley by the Bay will be an adaptive and enduring place, helping foster a connection with Mobile Bay among current and future generations.

The collective vision for Brookley by the Bay incorporates these five key goals: (1) establish a connected site (2) bring people to the water's edge (3) create a vibrant gathering place for all (4) enhance habitat resilience and (5) design an adaptive and enduring place for future generations to establish a more resilient, accessible, and equitable waterfront for the City of Mobile and the greater Mobile region.



ESTABLISH A CONNECTED SITE

The success of the vision hinges on the park's accessibility. To ensure people can reach Brookley by the Bay, the plan provides a framework for multiple modes of safe and equitable access for the neighborhood, city, and region. The proposal illustrates how the park could link into planned greenway initiatives, completing the connection between future Broad Street improvements and the Crepe Myrtle Trail, and establishing pedestrian and bike connections between Mobile's downtown and Dog River. Two shared-use paths, a 0.75 mile central loop and 1.15 mile meandering shoreline path, stitch the park areas together. Parking loops nested within a buffer of planted berms provide space for approximately 300 cars. Walking and hiking paths engage visitors while leading them to the water's edge. There, the bay beaches and kayak launch provide access to the water for paddle crafts, linking the park to the Mobile County Blueway.



BRING PEOPLE TO THE WATER'S EDGE

Within the site, a network of hills and paths direct visitors from the forested buffer to the water's edge, where three distinct shoreline experiences emerge. To the north, a bay beach provides unobstructed water access and a tranquil place to sit and observe the bay. An interactive habitat edge at the eastern tip of the site combines shoreline revegetation efforts with interactive, tactile access points to the water. Along the southern shoreline, a long stretch of beach lined with undulating berms supports water-based activities like kayaking, wading, and beach volleyball. Together, these three experiences re-establish waterfront access at Brookley by the Bay and celebrate Mobile's bayfront culture.

DRIFTWOOD
SEATING EDGE

DESTINATION
PLAY

BEACH
VOLLEYBALL

ACTIVE
BAY BEACH

ADA KAYAK
LAUNCH

BROOKLEY BY THE BAY



CREATE A VIBRANT GATHERING PLACE FOR ALL

The collective vision for Brookley by the Bay creates flexible and diverse spaces that support a range of waterfront activities for the neighborhood, city, and region. The input from community members, stakeholder groups, and project partners guided the development of these spaces. Destination spaces like the amphitheater, playground, and active shoreline support larger groups of people for event-based and everyday use.

Smaller, intimate spaces like the tranquil bay beach, park picnic shelters, hiking trails, and shoreline get-downs (stone steps that provide access points to the water) offer calmer places to experience the beauty of the bay landscape. At the park's center, a large flexible lawn supports a range of activities and events. Each of these spaces responds to community and city needs, creating a vibrant gathering place for all at Mobile's waterfront.

AMPHITHEATER
LAWN

VIEWS TO
MOBILE SKYLINE

PERFORMANCE
PAVILION

MEADOW
RESTORATION

MULTIMODAL
PATH



ENHANCE HABITAT RESILIENCE

The park site is a mosaic of open fields and bay beaches, mature live oaks and pines, driftwood, sand, and rubble, with wetlands to the north and south. The project vision preserves and protects these natural assets while enhancing the site's habitat resilience. In the upland areas, the introduction of a more dynamic understory of groundcovers, shrubs, and young trees helps support the mature tree canopy by increasing habitat diversity and supporting landscape succession. In the open fields, coastal meadows high in plant diversity serve to frame the edges of the flexible lawn areas. At the water's edge, a system of berms, swales, habitat-enhanced breakwaters, and living shorelines enrich the park's marine ecosystems while strengthening its resilience to frequent storm events. Each of these strategies supports the biodiversity of the Mobile-Tensaw Delta, responds to changes along the coast, and forges connections between people and the natural environment.

FLEX
LAWN

SUNRISE
LAWN

OVERLOOK

VEGETATED
EDGE

SHORELINE
PATH

SHORELINE
GET-DOWN

HABITAT
ENHANCEMENTS



DESIGN AN ADAPTIVE, ENDURING PLACE FOR FUTURE GENERATIONS

Brookley by the Bay will be an incredible asset for the City of Mobile and the greater region, providing much-needed public waterfront access for all. The vision presents a feasible, implementable, and resilient design that draws on the site's rich history, supports Mobile's future growth, and fosters environmental stewardship through education opportunities and interpretation. The park is the beginning of a new era of public waterfront access along Mobile's waterfront.

- ① North Park Entrance
- ② Buffer Landscape
- ③ Boardwalks
- ④ North Parking Loop (150 spaces)
- ⑤ Amphitheater
- ⑥ Comfort Station
- ⑦ Picnic Shelters
- ⑧ Tranquil Bay Beach
- ⑨ Overlook
- ⑩ Sunrise Lawn
- ⑪ Shoreline Get-Downs
- ⑫ Disc Golf
- ⑬ Flex Lawn
- ⑭ Meadow Restoration
- ⑮ Picnic Shelters + Sand Volleyball
- ⑯ Active Shoreline
- ⑰ Fenced Dog Run
- ⑱ Stormwater Landscape
- ⑲ South Parking Loop (150 spaces)
- ⑳ Multipurpose Facility + Comfort Stations
- ㉑ Kayak Rentals + Storage
- ㉒ Destination Play
- ㉓ ADA Kayak Launch + Beach Access
- ㉔ ADA Beach Parking
- ㉕ Beach Volleyball
- ㉖ South Cycle Entrance



← ARLINGTON PARK

OLD BAY FRONT DR

FUTURE INDUSTRIAL USE

CREPE MYRTLE TRAIL →



A large group of people, including men and women of various ages, are gathered in a community hall. They are seated at long tables covered with large-scale maps and documents, likely related to a design project. Some individuals are looking at the maps, while others are engaged in conversation. The room has a high ceiling with exposed pipes and a basketball hoop is visible in the background. The overall atmosphere is one of active participation and collaboration.

COLLABORATIVE DESIGN PROCESS

OVERVIEW | ENGAGEMENT EVENTS | TWO DESIGN ALTERNATIVES

A COLLABORATIVE DESIGN PROCESS

OVERVIEW

The Brookey by the Bay engagement strategy provided opportunities for public and stakeholder input at key points throughout the planning process. Each public meeting provided an opportunity for members of the community to provide feedback, inform the planning process, and express their vision for the park. Over the course of six months, more than 300 people provided in person or virtual comments on the park's design.

PUBLIC WORKSHOP 1 | GOAL SETTING

Harmon Community Center, 9/13/2022

The first public workshop informed the public about the Brookley by the Bay project and invited the Mobile community to engage with the team throughout the life of the project. A key objective of the meeting was to understand the community's priorities as the team began to develop design alternatives. The meeting featured a presentation followed by an open house with stations that focused on major project themes, including programming, connectivity, environment, and history.

PUBLIC WORKSHOP 2 | DESIGN ALTERNATIVES

James Seals Community Center, 11/10/2022

The second public workshop collected feedback on preliminary design alternatives and held facilitated discussions to identify elements of each alternative that should be prioritized as the project moved forward. Following an introductory presentation, participants broke

into smaller groups to workshop the two design alternatives. After discussing the alternatives for 45 minutes, the larger group came back together, and each table reported back one key takeaway that had been discussed.

PUBLIC WORKSHOP 3 | COLLECTIVE VISION + SITE TOURS

Harmon Community Center, 2/2/2023 | Project Site, 2/4/2023

The third public workshop presented the draft vision for Brookley by the Bay. A presentation followed by an open house included plans and images that showed the vision for the park and shared how the community helped to shape it. More than 100 people joined a walking tour of the site the following Saturday.

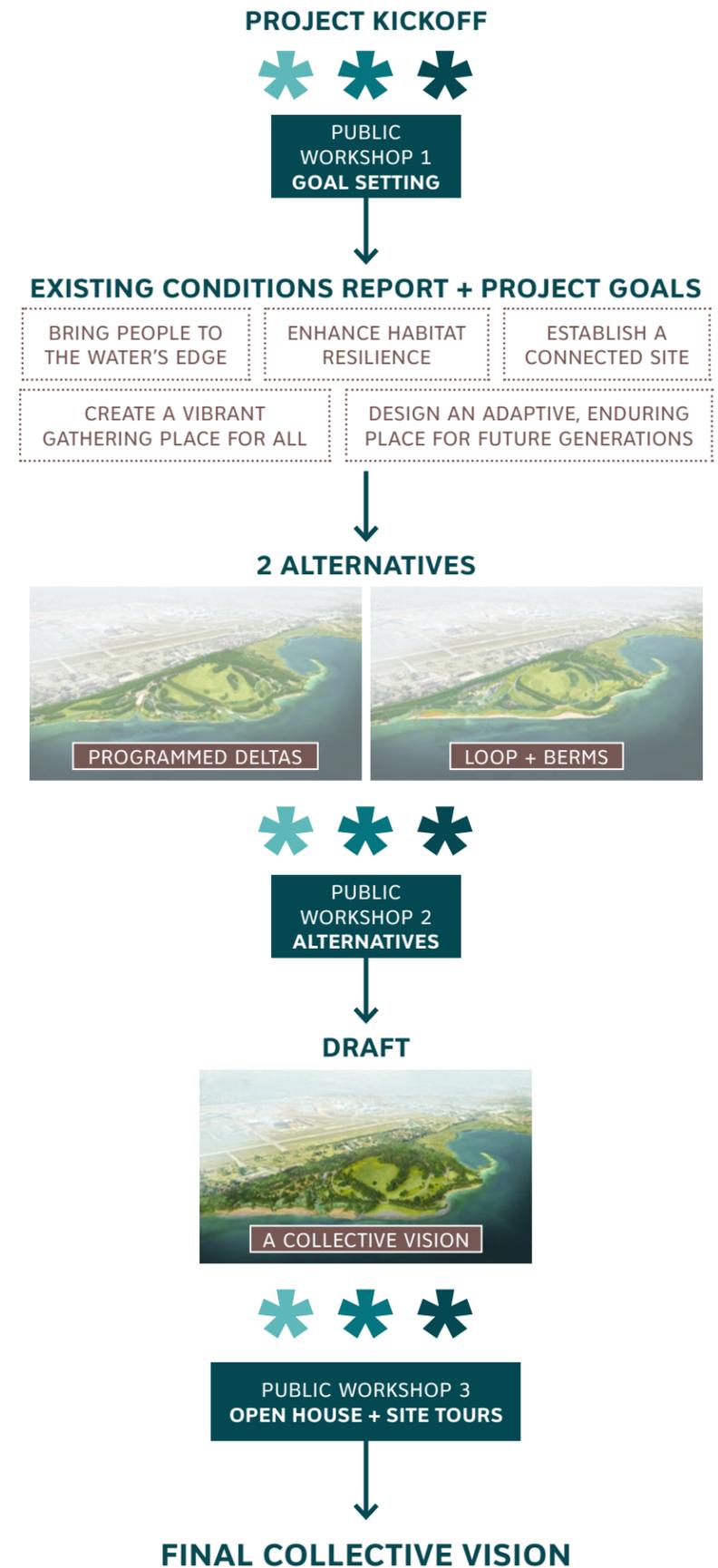
STAKEHOLDER, PARTNER, + COUNCIL MEMBER MEETINGS

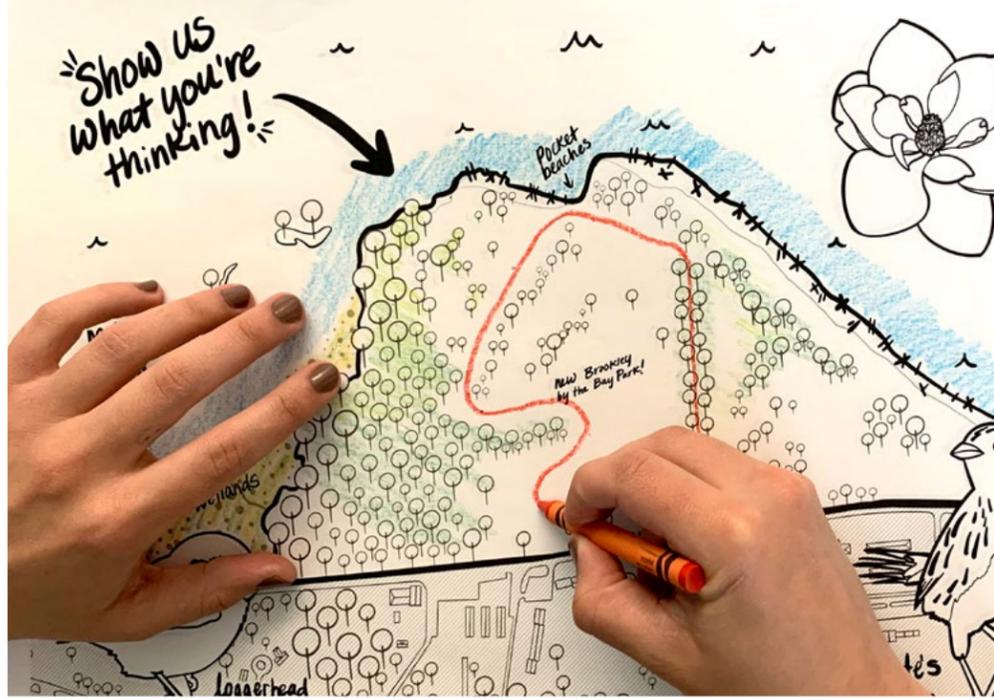
In addition to larger public workshops, the Brookley by the Bay engagement strategy included focused work sessions with stakeholder organizations, City Council members, and project partners from commercial organizations and state agencies. The project team met with each of these key groups prior to each public workshop, and input from the work sessions informed specific elements of the park design. Throughout the planning process, the project team conducted outreach to more than 40 stakeholder groups and met with 12 partner agencies.

Let each element of the project be driven by conservation and enhancement of the native habitat including all plants, wildlife, and any new plantings.

Accessibility needs to be at the forefront here as I'd be crushed to learn that there was a beautiful park I or my loved ones can't even visit!

See quotes scattered throughout document for thoughts shared with the team throughout the design process!





TWO DESIGN ALTERNATIVES

FROM PUBLIC WORKSHOP 2: ALTERNATIVES DEVELOPMENT



PROGRAMMED DELTAS

Inspired by the patterns and forms of the Mobile-Tensaw Delta, the “Programmed Deltas” scheme leads people to the water’s edge through three deltaic “fans” of activity. Each fan encompasses a different theme: relax, explore, and play + learn. The scheme

is embedded in the natural environment, focusing on environmental education through programmatic elements like nature play, outdoor classrooms, and wildlife viewing. The scheme proposes a centralized Education + Resilience Center towards the south of the site.



LOOP AND BERMS

The “Loop and Berms” scheme stitches together three goals - conserve, restore, and activate - with a central bicycle and pedestrian loop. Programmed areas are nested within an undulating landscape, framing views to the bay and buffering the park from the industrial uses to the west. The “Loop and Berms” scheme

concentrates active programs to the south, featuring potential programming elements like a destination play space, volleyball courts, and a roller-skating loop. Rather than a centralized building, the scheme proposes smaller, dispersed support structures.

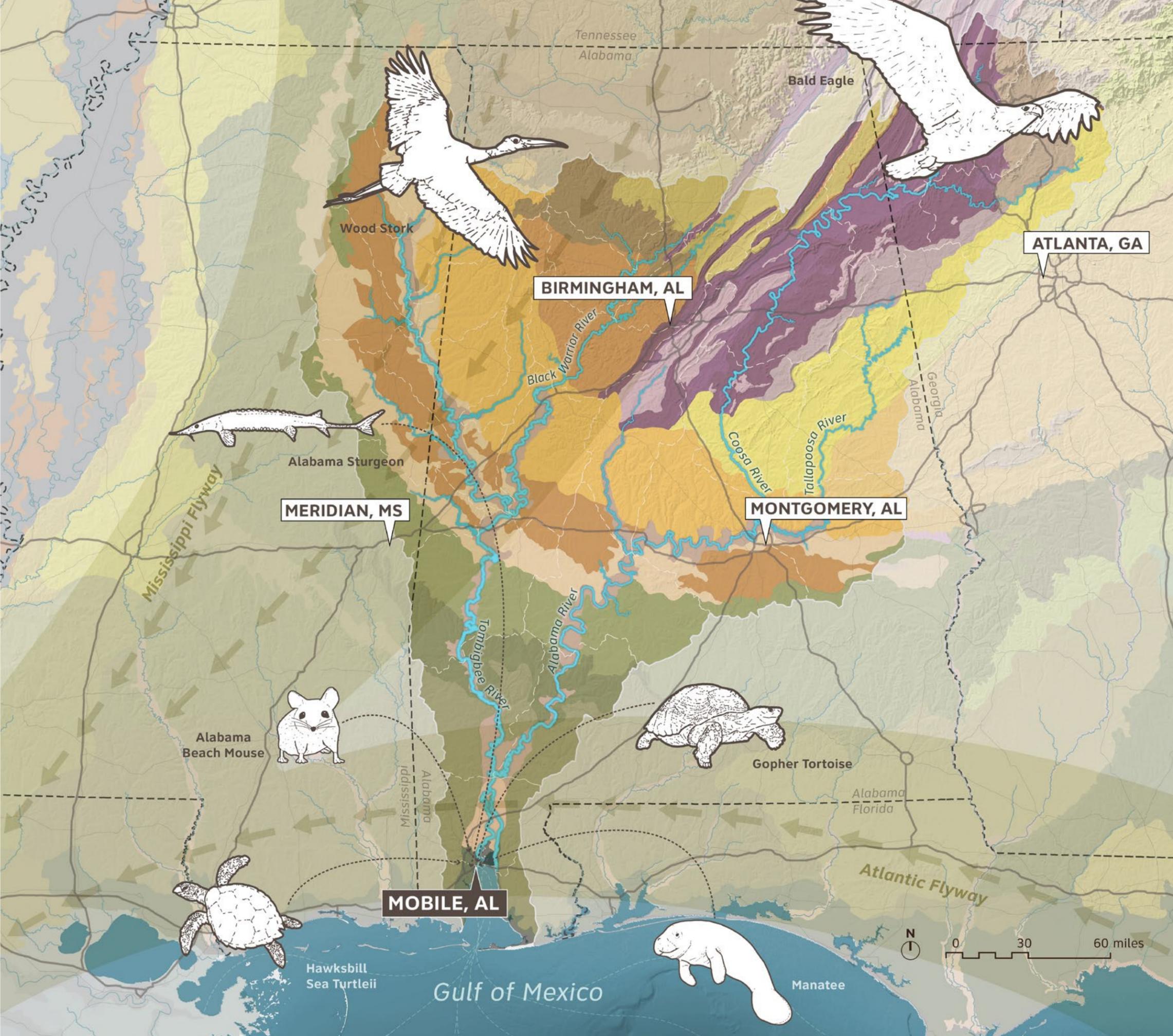


SITE HISTORY + CONTEXT

ECO-REGIONS OF THE MOBILE-TENSAW DELTA | BEFORE
BROOKLEY BY THE BAY | RECENT HISTORY | THE SITE TODAY

ECO-REGIONS OF THE MOBILE-TENSAW DELTA

Naturalist and Alabama native E. O. Wilson affectionately nicknamed the Mobile-Tensaw Delta “America’s Amazon” for the hundreds of plant and animal species supported by its waters and wetlands. From old growth “ice-age forests” in the north to the largest number of turtle species in the world at the Gulf, the Delta is a stronghold of biodiversity where five rivers and the eastern and western Gulf Coastal Plain regions meet. In all, 20 eco-regions can be observed throughout the Delta’s broader system, and two are represented at Brookley by the Bay: Coastal Plains and Gulf Coast Flatwoods.



BEFORE BROOKLEY BY THE BAY

Mobile was stewarded by Chato, Choctaw, Maubilian, Creek, and other indigenous communities prior to the 1700s. The land now occupied by Brookley by the Bay was underwater - part of one of the many shallow tidal flats lining the edges of the bay. It wasn't until the 1960's that the site was created using fill.

Many tribes still inhabit the region, while others were pushed along the Gulf Coast to Louisiana and Florida as European colonization progressed. In 1702, French settlers founded Mobile and held the City's first Mardi Gras in 1703. Over the course of the 1700s, Mobile cycled from French to British to Spanish control, lending the city a rich collection of historic architectural styles.

The fertile soils of the cotton belt and lucrative port activity led to a growing population and footprint, expanding Mobile well beyond its original fort walls. At one time, more cotton was shipped out of Mobile than any other port in the world besides New Orleans. Most of the land surrounding today's site remained agricultural until the turn of the 19th century.

Before the planning effort began, remains of the Clotilda, the last transatlantic slave ship to dock in America, were discovered approximately five miles north of the site. Before this discovery, the Clotilda story was preserved by descendants of its passengers, some of whom still reside in the Africatown neighborhood.

As part of the planning process, it was important to give community members the opportunity to share stories of areas adjacent to the site, as the past uses of the site itself only date back to the 1960s. Excerpts from their stories are scattered throughout the document in speech bubbles like the one to the right. Many community members who reside nearby noted the importance of fishing in the area.



SOUTH MOBILE, LOOKING TOWARD WHAT IS NOW BROOKLEY BY THE BAY, IN 1922 (National Archives)

Good fishing and blackberry picking when I grew up here

RECENT HISTORY

In the latter half of the 19th century, Mobile continued to develop with streetcar lines extending south to new amenities like Monroe Park and the Country Club of Mobile, both located adjacent to the future Brookley by the Bay. Throughout the planning process, residents shared memories of visiting Monroe Park for movie nights, water recreation, baseball, and a pool.

Around the same time, the Wright Brothers visited local aviation enthusiast John Fowler to inquire about his "flying machine." By 1929, the City of Mobile acquired Bates Field and began operating the site as Mobile's first municipal airport. Over the next decade, Bates Field provided a landing place for high-profile pilots – allegedly including Amelia Earhart and Charles Lindbergh.

The United States Army Air Corps purchased Bates Field in 1938 and established the Brookley Army Air Field, renamed to Brookley Air Force Base in 1948. The base is connected to many historic Mobile moments -- for example, both of Vivian Malone Jones' (the first Black graduate of University of South Alabama) parents worked at the base. The Brookley Air Force Base closed in 1969, leaving approximately 10% of the local workforce without jobs. The University of South Alabama (USA) acquired the property that year and renamed it Brookley Complex.

In 1982, the Mobile Airport Authority was created to manage both the Brookley Complex and the Mobile Regional Airport. Since then, the former Air Force base has served as a secondary airport for the city and supported industrial tenants with limited access to the public.

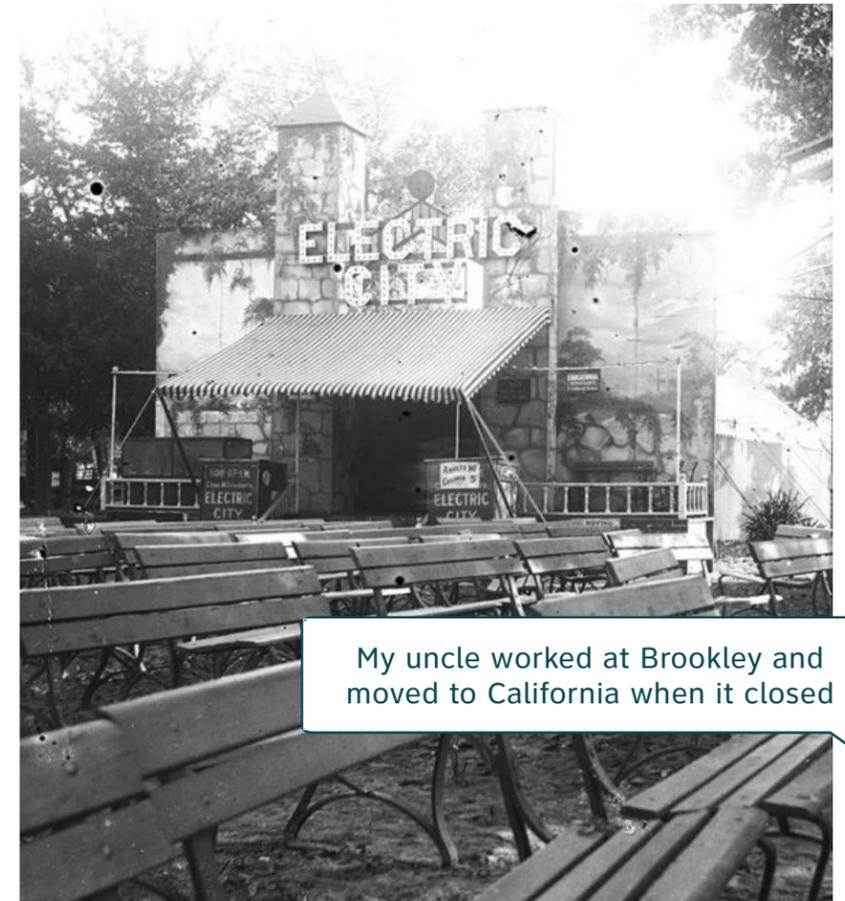
In 2020, the City of Mobile announced an unprecedented effort with the State of Alabama and the National Fish and Wildlife Foundation to purchase the site of the future Brookley by the Bay as part of a larger, \$33 million land acquisition. This purchase followed years of negotiations with the USA Foundation that were spearheaded by Mayor Sandy Stimpson and his administration.



1960 AERIAL MOSAIC SHOWING FILLED SITE EAST OF AIRFIELD (Retrieved from the Cartography Lab at the University of Alabama, <http://alabamamaps.ua.edu/aerials/Counties/Mobile/Mobile.html>)



RENDERING OF MONROE PARK (UNDATED) (The Doy Leale McCall Rare Book and Manuscript Library, University of South Alabama)



My uncle worked at Brookley and moved to California when it closed

MONROE PARK'S "ELECTRIC CITY" (The Doy Leale McCall Rare Book and Manuscript Library, University of South Alabama)

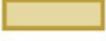
THE AREA TODAY

With the support from Mobile's state, federal and nonprofit partners, the Stimpson administration secured one of the last undeveloped areas on Mobile's shoreline and pledged to turn it into a world-class waterfront park. This plan is another step toward fulfilling that promise.

There are many existing neighborhoods surrounding the Mobile Aeroplex at Brookley. The Dauphin Island Parkway reaches into the "Peninsula of Mobile," surrounded by Mobile Bay to the east and Dog River to the west. The peninsula is well served by seven smaller, local parks, including McNally Park, which offers one of the existing boat launches on the western side of the Bay. Across I-10 to the north of the Aeroplex, access to the Bay is blocked by the port. In several census tracts immediately north of the Aeroplex, more than a quarter of households do not have access to a vehicle, highlighting the importance of ensuring multimodal access to the future waterfront park.

Throughout the planning process, many residents and stakeholders voiced the importance of the Bay to Mobile's identity and lamented the progressive loss of public shoreline access in the area immediately surrounding the park over past decades. Re-connecting future generations of Mobilians to the Bay was a focus of the plan.

MAP LEGEND

-  Industrial Shoreline
-  Brookley By The Bay Site
-  Parks
-  Commercial
-  Industrial
-  Wetlands
-  Brookley Aeroplex
-  Option To Purchase Land
-  Industrial Development Board
-  Schools
-  Religious Spaces
-  Community Centers



This site is long overdue to be redeveloped and I do not mean by a string of hotels that restrict public use. Walking, running and bicycling trails should be top priority, since this is in such short supply [...] access to the water for boating and kayaking, would also be in favor.



THE SITE TODAY

BROOKLEY BY THE BAY TODAY | EXISTING SITE | FLOODING AND
DRAINAGE | UPLAND CONDITION | NORTHERN BAY BEACH +
WETLANDS | EASTERN EDGE | SOUTHERN SHORELINE

BROOKLEY BY THE BAY TODAY



MOBILE AEROPLEX AT BROOKLEY

UPLAND FOREST

WETLANDS

OPEN FIELD

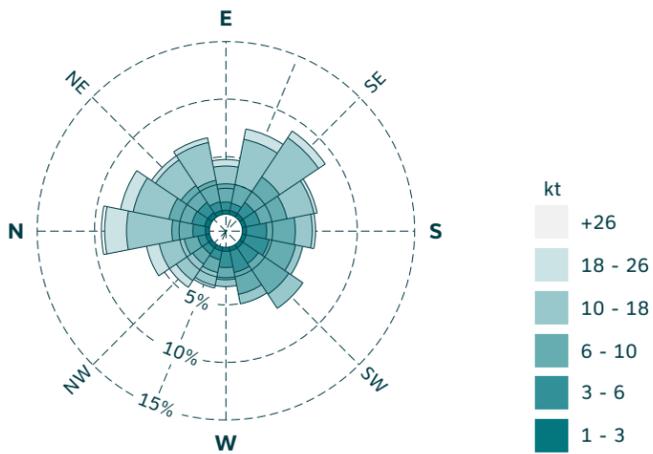
PINE PERIMETER

BAY BEACH

Please "under develop" wherever possible and preserve our remaining coastal crown jewel

EXISTING SITE

The site features diverse shoreline types, a large open field, and scattered mature trees. Wetlands to the north and south of the site are protected by conservation easements. The shallow waters surrounding the site lend themselves perfectly to paddling activities. The sandy shores scattered with driftwood of Mobile Bay present a different character from the sandy Gulf Coast beaches, such as at Gulf Shores. A "bay beach" was constructed in 1998 on the site's northeastern shore with small breakwaters. Areas along the site's eastern shore show signs of erosion, potentially due to strong northern winds and stronger currents. Since the site is exposed to regular wave action, coastal erosion, and high winds and waves during storm events, it is important that the planning process includes amenities that are resilient and do not require major costly repairs following storm events.



WIND ROSE indicates high speed winds primarily come from the north and southeast. The southern shoreline along the site is exposed to these high winds and larger waves created by those winds.



HELEN WOOD PIER STORM DAMAGE (WKRK, October 2017)



FLOODING + DRAINAGE

CURRENT + FUTURE HYDROLOGY ON SITE

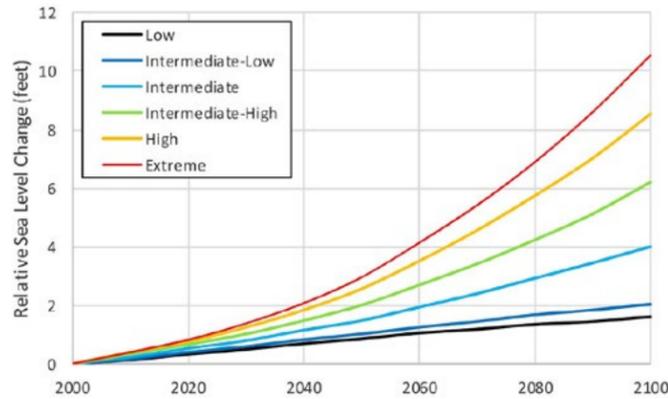
The two maps on the right illustrate the diagrammatic drainage pathways and how the site is affected from coastal flooding today and in the future with four feet of sea level rise.

The potential storm drainage pathways are interpolated from LiDAR information and are for illustrative purposes only. They represent the general direction of water flow across the site.

The map showing the impacts of sea level rise is an interpolated map that adds 4' of sea level rise to the MHHW water elevation and the 12' base flood elevation of the FEMA Flood Hazard Area. This map is for illustrative purposes only to show visual impacts of sea level rise on the site, no modeling was conducted to produce this map.

Because the site is historic fill, the upland portion is much higher than the rest of the coastal area, leaving portions of the park largely outside of the 100 year storm floodplain.

The chart below was developed by the National Sea Level Rise Task Force for Dauphin Island. In 2060, 4' of sea level rise is the high-intermediate estimate and in 2100, 4' of sea level rise is the intermediate estimate.



PROJECTED INCREASE IN MEAN SEA LEVEL FOR DAUPHIN ISLAND, AL (National SLR Task Force)

CLOSEST NOAA STATION TIDAL DATA

Accepted August 18, 2020

STATION	8736897 COAST GUARD SECTOR MOBILE, AL	
CONTROL STATION	6737D48 MOBILE STATE DOCKS, AL	
DATUM	NAVD88	
DATUM	VALUE	DESCRIPTION
MHHW	1.16'	MEAN HIGHER-HIGH WATER
MHW	1.09'	MEAN HIGH WATER
MTL	0.32'	MEAN TIDE LEVEL
MSL	0.31'	MEAN SEA LEVEL
DTL	0.32'	MEAN DIURNAL TIDE LEVEL
MLW	-0.44'	MEAN LOW WATER
MLLW	-0.53'	MEAN LOWER-LOW WATER

FEMA FLOODPLAIN DATA

FIRM June 5, 2020

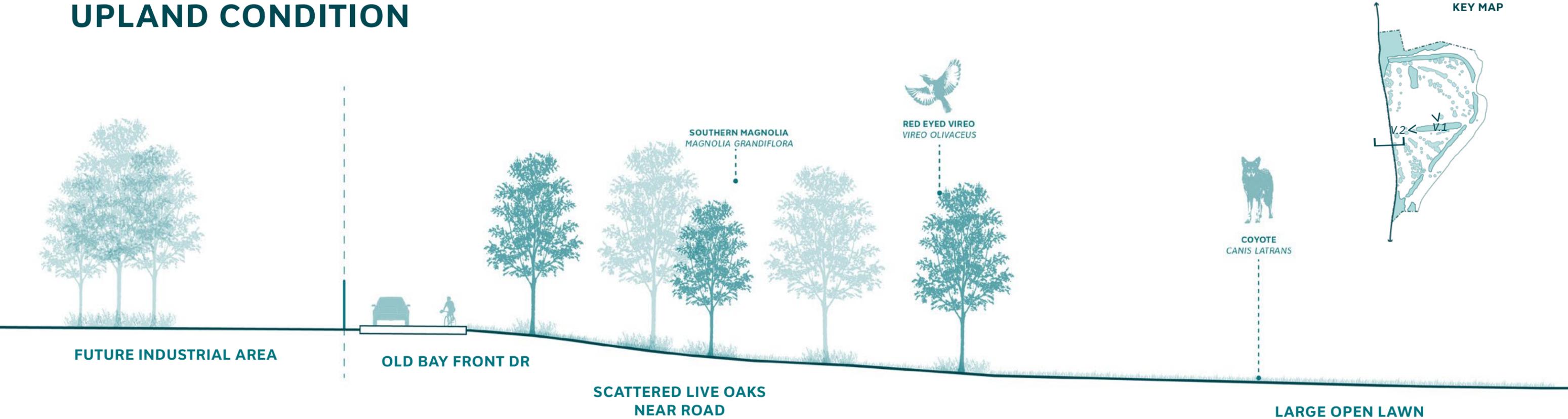
AE ZONE BFE	12'	AE ZONE BASE FLOOD ELEVATION
VE ZONE BFE	14'	VE ZONE BASE FLOOD ELEVATION

MAP KEY

- Site Boundary
- Storm Drainage
- Drainage Flow
- MLLW
- MHHW
- FEMA Zone VE
- FEMA Zone AE
- 100-Year Flood (1% Annual Chance)
- FEMA Zone X



UPLAND CONDITION

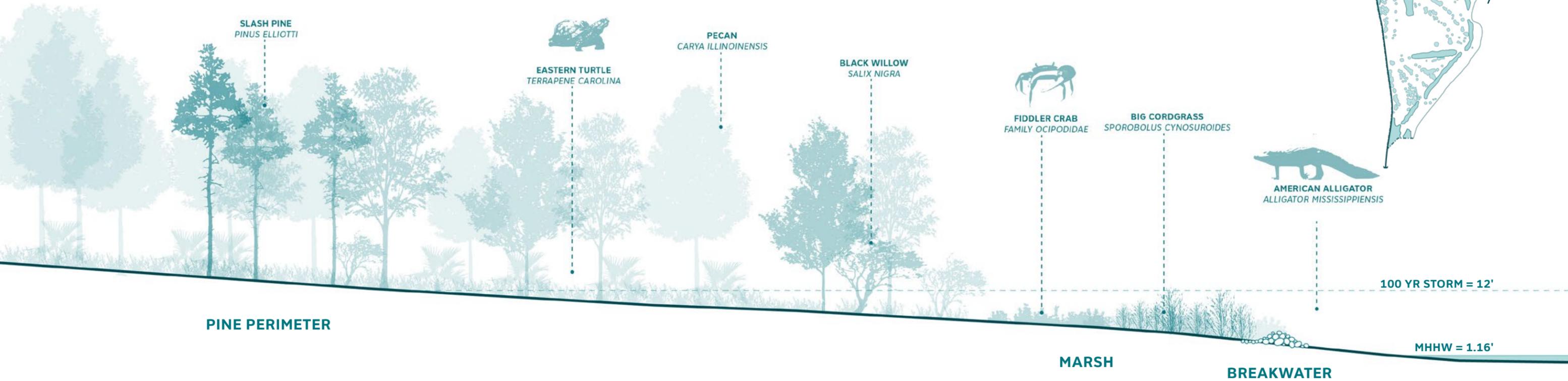


VIEW 1 The site has over 30 acres of open fields from its past use as a golf course.



VIEW 2 A central pine allee* frames views to Mobile Bay while pine perimeters border the site.
*An "allee" (a'le) is a tree lined path, often part of a landscaped garden.

NORTHERN BAY BEACH + WETLANDS

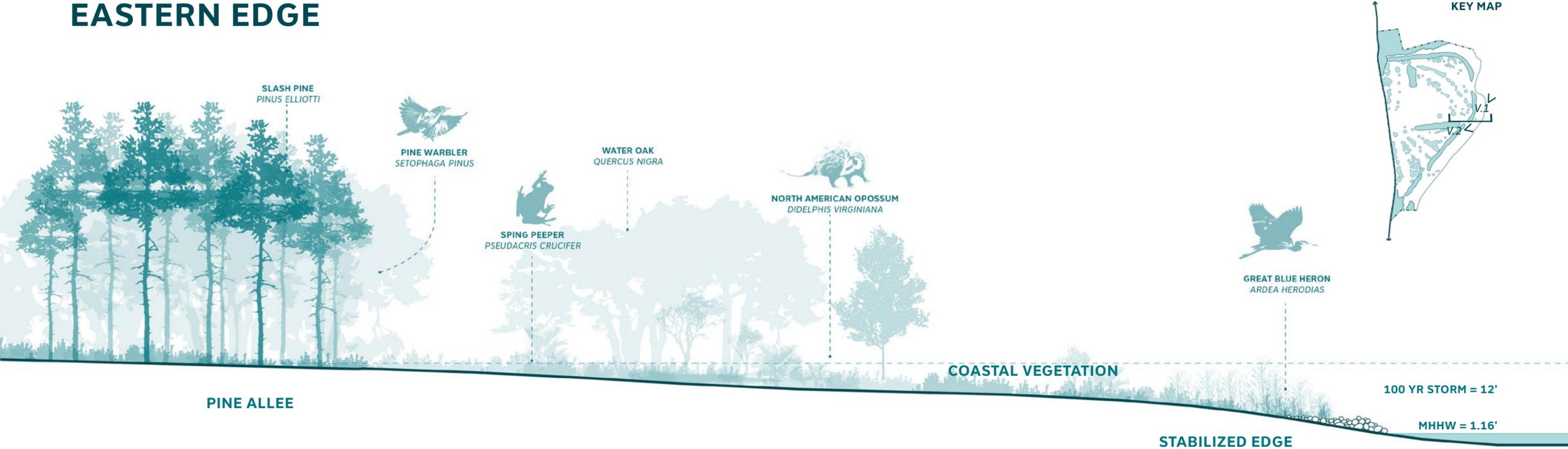


VIEW 1 Breakwaters create headlands that stabilize the bay beaches.



VIEW 2 A peninsula collects sediment and shelters the wetlands from wave action. The wetlands are projected to migrate into the upland forest as sea levels rise.

EASTERN EDGE

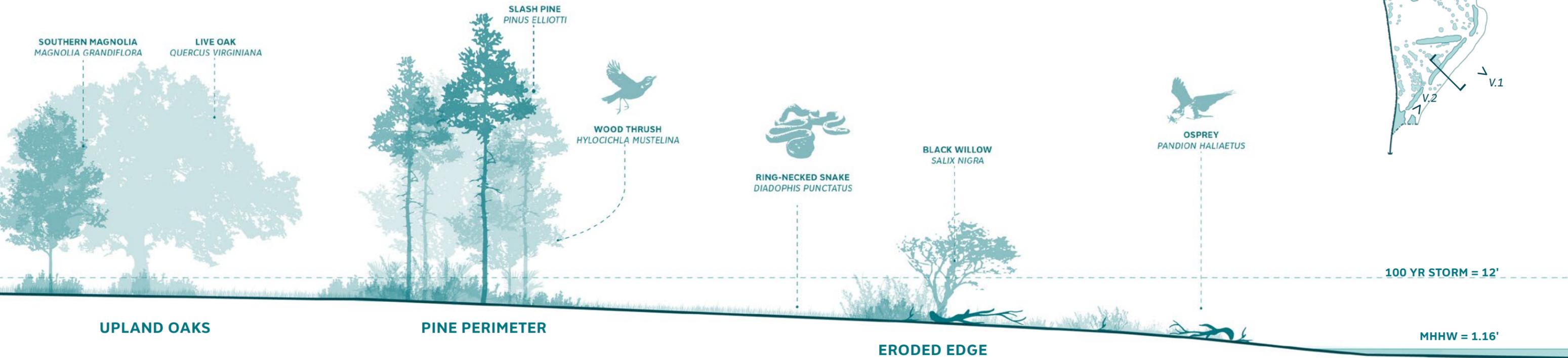


VIEW 1 The edge is stabilized with concrete rubble and pockets of vegetation. Driftwood accumulates along the edge.

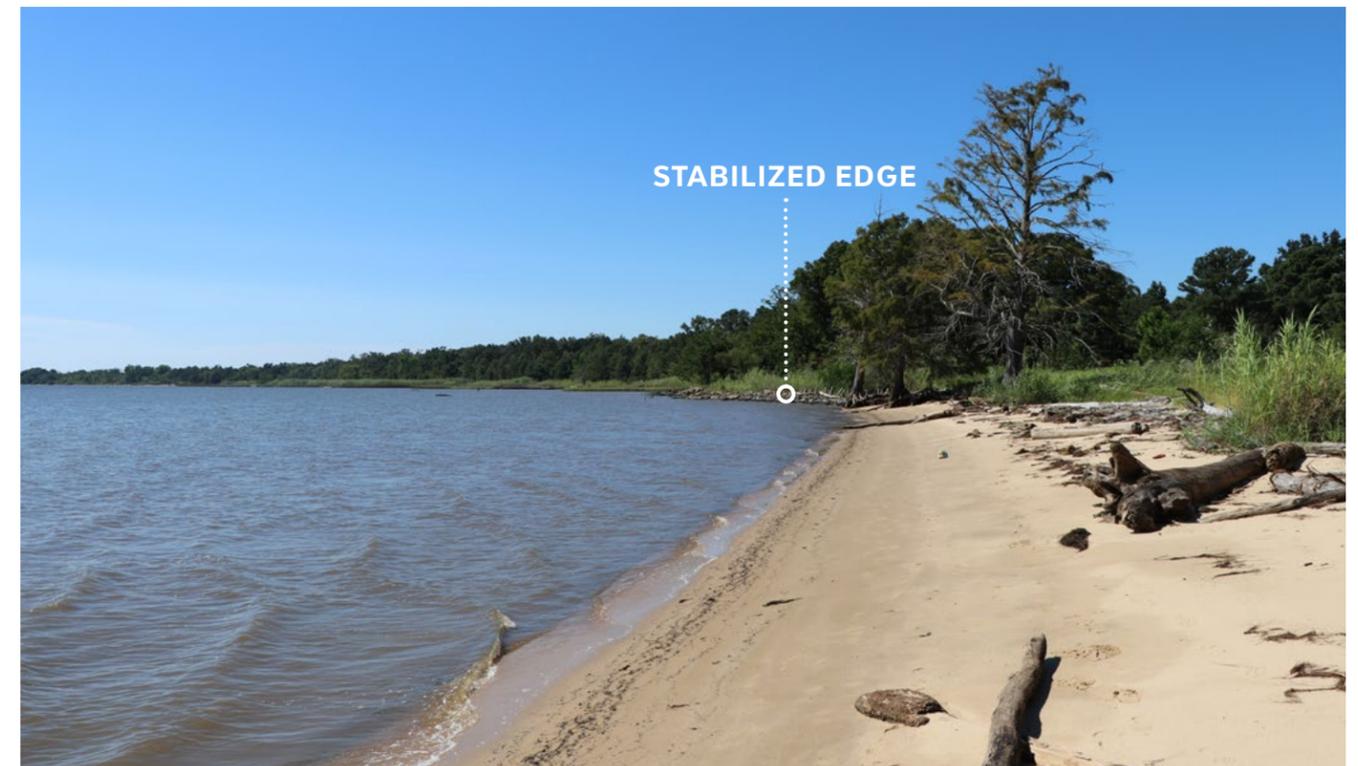


VIEW 2 The end of the pine allee offers expansive views to Mobile Bay. A failed pier now provides habitat and perches for sea birds.

SOUTHERN SHORELINE



VIEW 1 The long southern shoreline experiences erosion largely from the wake of vessels in the shipping channel. Some stabilization exists along the ends of the shore. The steep topography and dense vegetation hinders access to the shore.



VIEW 2 Additional stabilization protects the southern edge of the shoreline between the edge of the park property and the wetland easement.



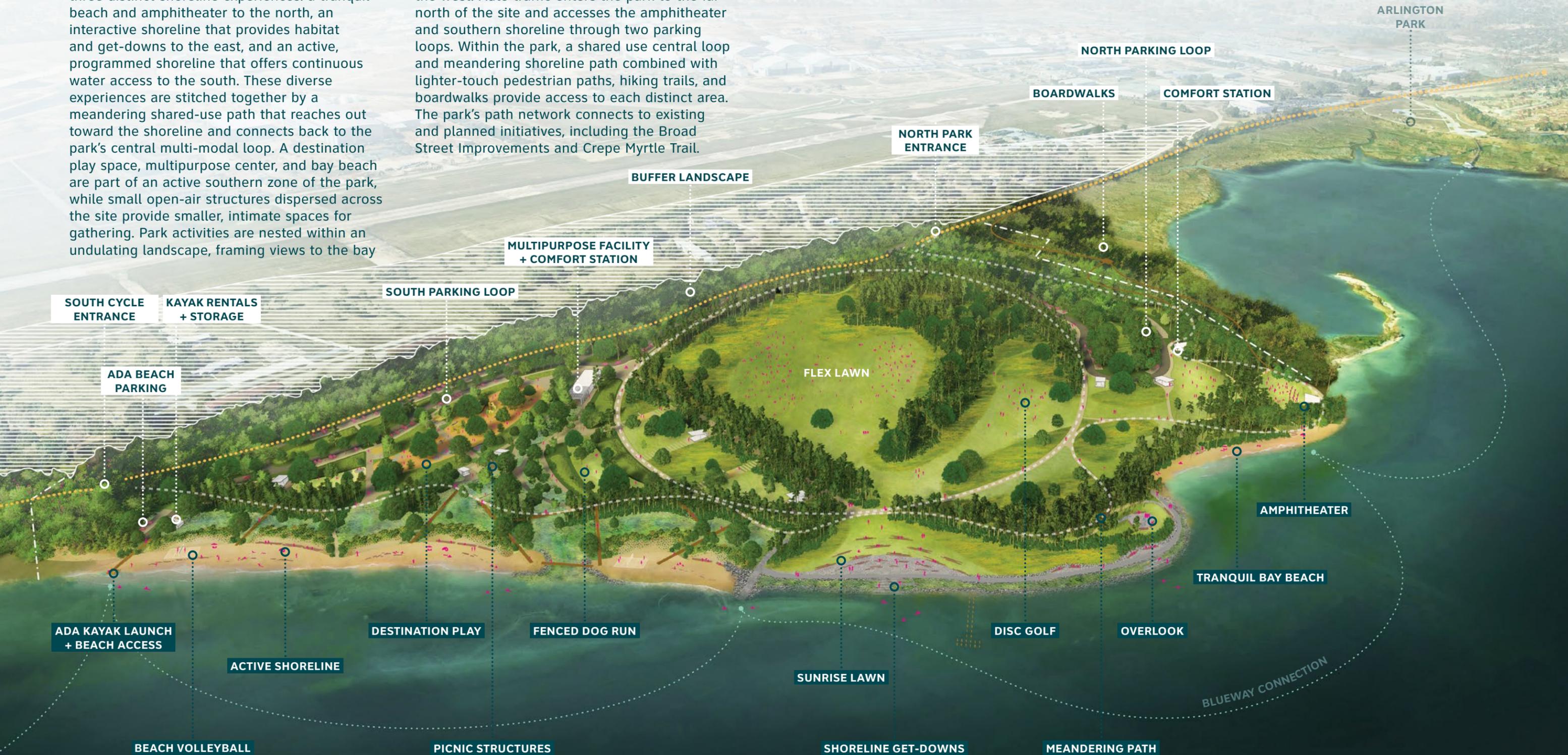
A COLLECTIVE VISION

A NEW WATERFRONT PARK FOR THE CITY OF MOBILE | CREATE
A LANDSCAPE BUFFER | FORM PLACES TO GATHER | ENHANCE
BIODIVERSITY + EXPLORATION | ESTABLISH AN ACTIVE SHORELINE |
MAINTENANCE, ACCESS + IMPLEMENTATION CONSIDERATIONS

A NEW WATERFRONT PARK FOR THE CITY OF MOBILE

The Brookley by the Bay Masterplan establishes three distinct shoreline experiences: a tranquil beach and amphitheater to the north, an interactive shoreline that provides habitat and get-downs to the east, and an active, programmed shoreline that offers continuous water access to the south. These diverse experiences are stitched together by a meandering shared-use path that reaches out toward the shoreline and connects back to the park's central multi-modal loop. A destination play space, multipurpose center, and bay beach are part of an active southern zone of the park, while small open-air structures dispersed across the site provide smaller, intimate spaces for gathering. Park activities are nested within an undulating landscape, framing views to the bay

and buffering the park from the industrial uses to the west. Auto traffic enters the park to the far north of the site and accesses the amphitheater and southern shoreline through two parking loops. Within the park, a shared use central loop and meandering shoreline path combined with lighter-touch pedestrian paths, hiking trails, and boardwalks provide access to each distinct area. The park's path network connects to existing and planned initiatives, including the Broad Street Improvements and Crepe Myrtle Trail.

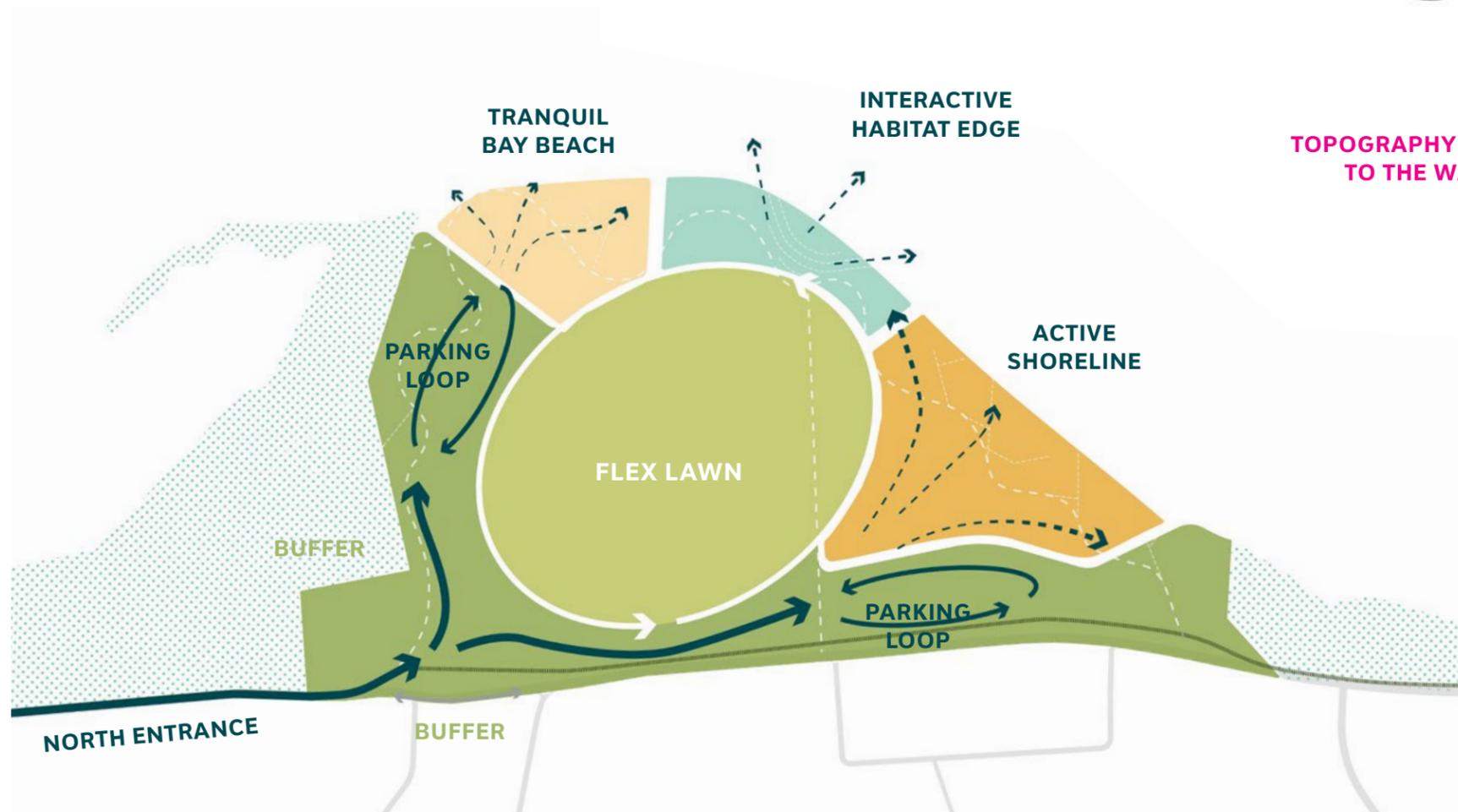
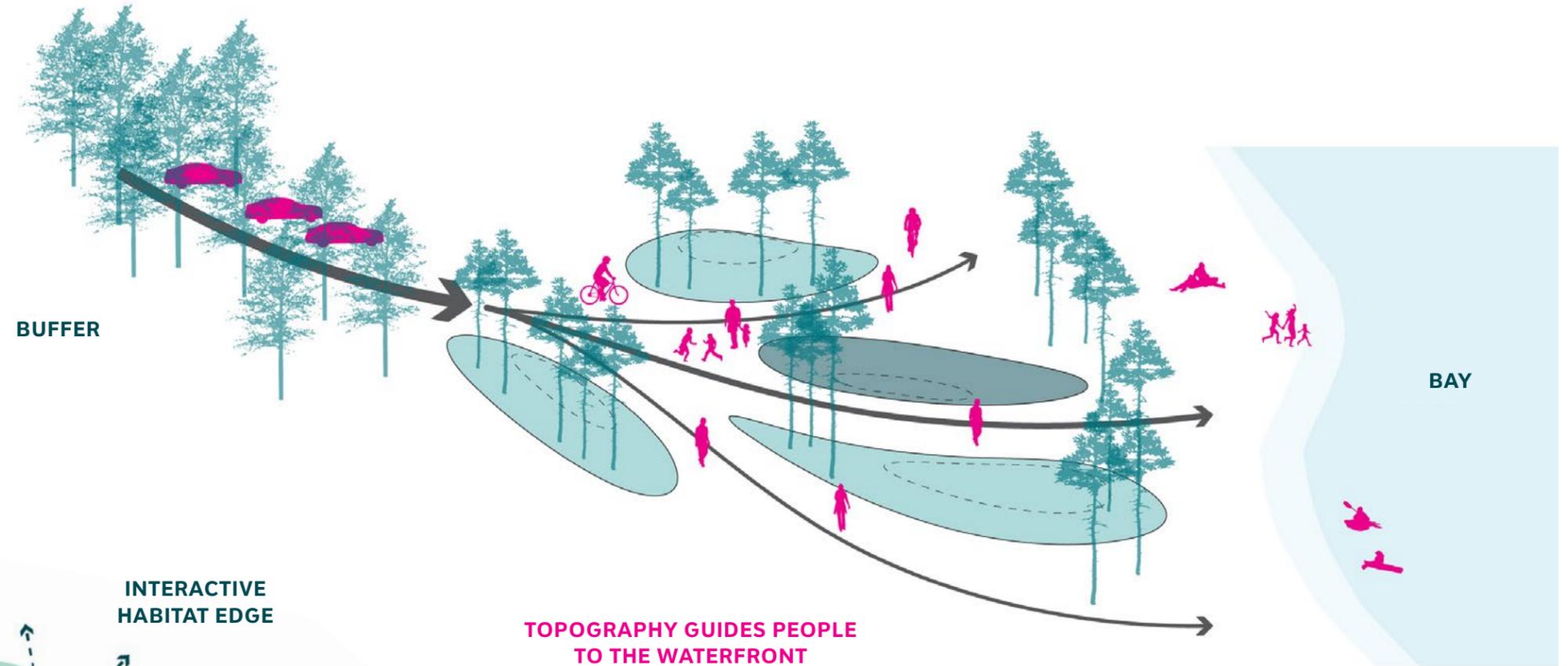


CORE CONCEPTS

The core concepts for the landscape form three shoreline experiences and establish a gradient of landscape strategies to guide people to the water's edge.

LANDSCAPE STRATEGY

The design introduces a gradient of landscape experiences as people move towards the water's edge. In the upland, a buffer landscape of forested berms forms the western edge of the park, contains vehicular traffic, and buffers park activities from adjacent industrial uses. A balanced cut-fill landscape of undulating berms and swales guides people to the waterfront, nesting pockets of program within the landscape.



PROGRAM ZONES

Along the shoreline, a tranquil bay beach, interactive habitat edge, and active shoreline create three distinct experiences at the water's edge. The central multimodal loop frames an interior flexible lawn and meadow. Along the western and northern edges, a landscape of forested berms contains two parking loops and forms a buffer between the industrial area and the park.

- ① North Park Entrance
- ② Buffer Landscape
- ③ Boardwalks
- ④ North Parking Loop (150 spaces)
- ⑤ Amphitheater
- ⑥ Comfort Station
- ⑦ Picnic Shelters
- ⑧ Tranquil Bay Beach
- ⑨ Overlook
- ⑩ Sunrise Lawn

- ⑪ Shoreline Get-Downs
- ⑫ Disc Golf
- ⑬ Flex Lawn
- ⑭ Meadow Restoration
- ⑮ Picnic Shelters + Sand Volleybal
- ⑯ Active Shoreline
- ⑰ Fenced Dog Run
- ⑱ Stormwater Landscape
- ⑲ Southe Parking Loop (150 spaces)
- ⑳ Multipurpose Facility + Comfort Stations
- ㉑ Kayak Rentals + Storage
- ㉒ Destination Play
- ㉓ ADA Kayak Launch + Beach Access
- ㉔ ADA Beach Parking
- ㉕ Beach Volleyball
- ㉖ South Cycle Entrance



← ARLINGTON PARK

OLD BAY FRONT DR

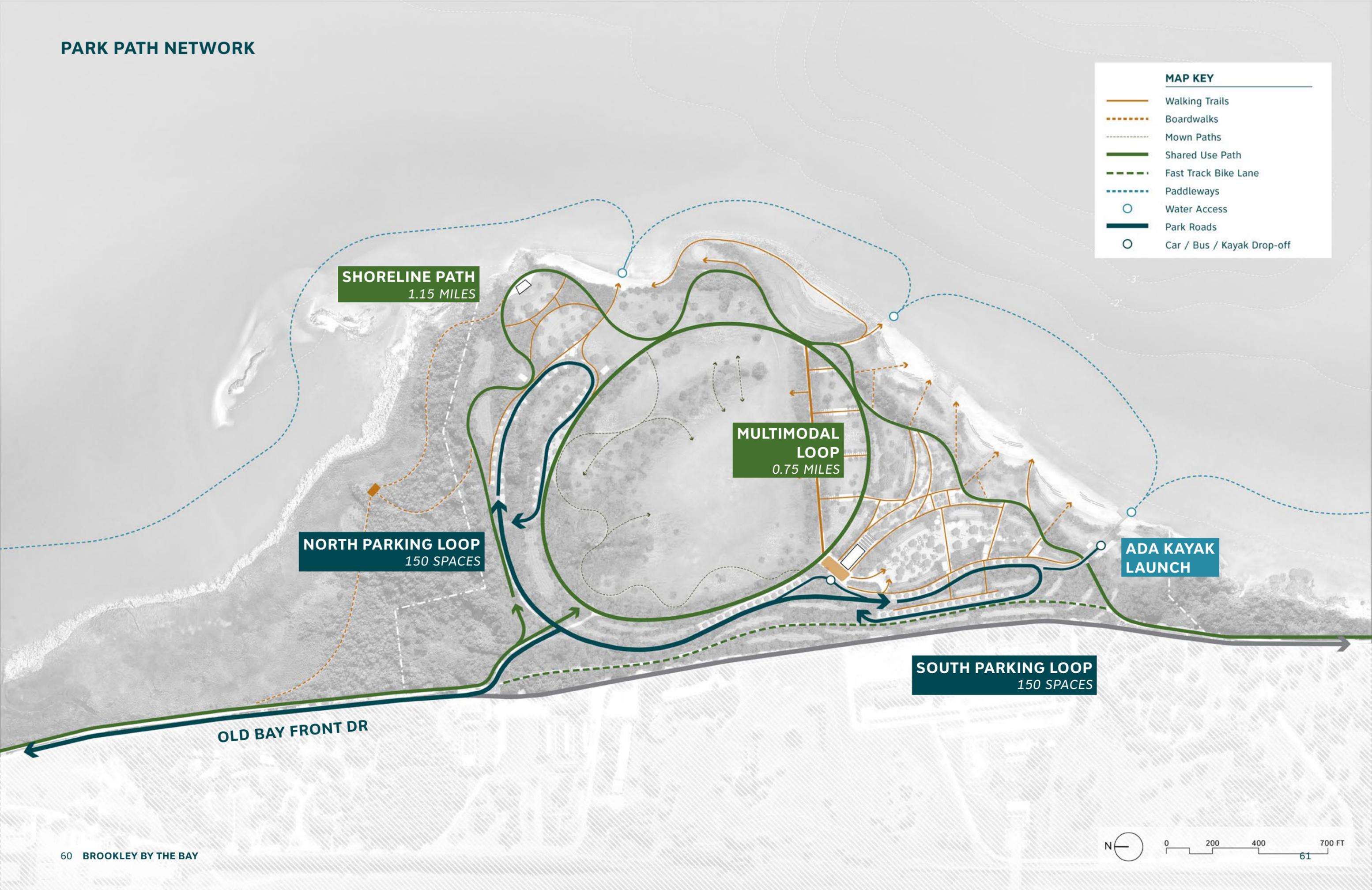
FUTURE INDUSTRIAL USE

CREPE MYRTLE TRAIL →

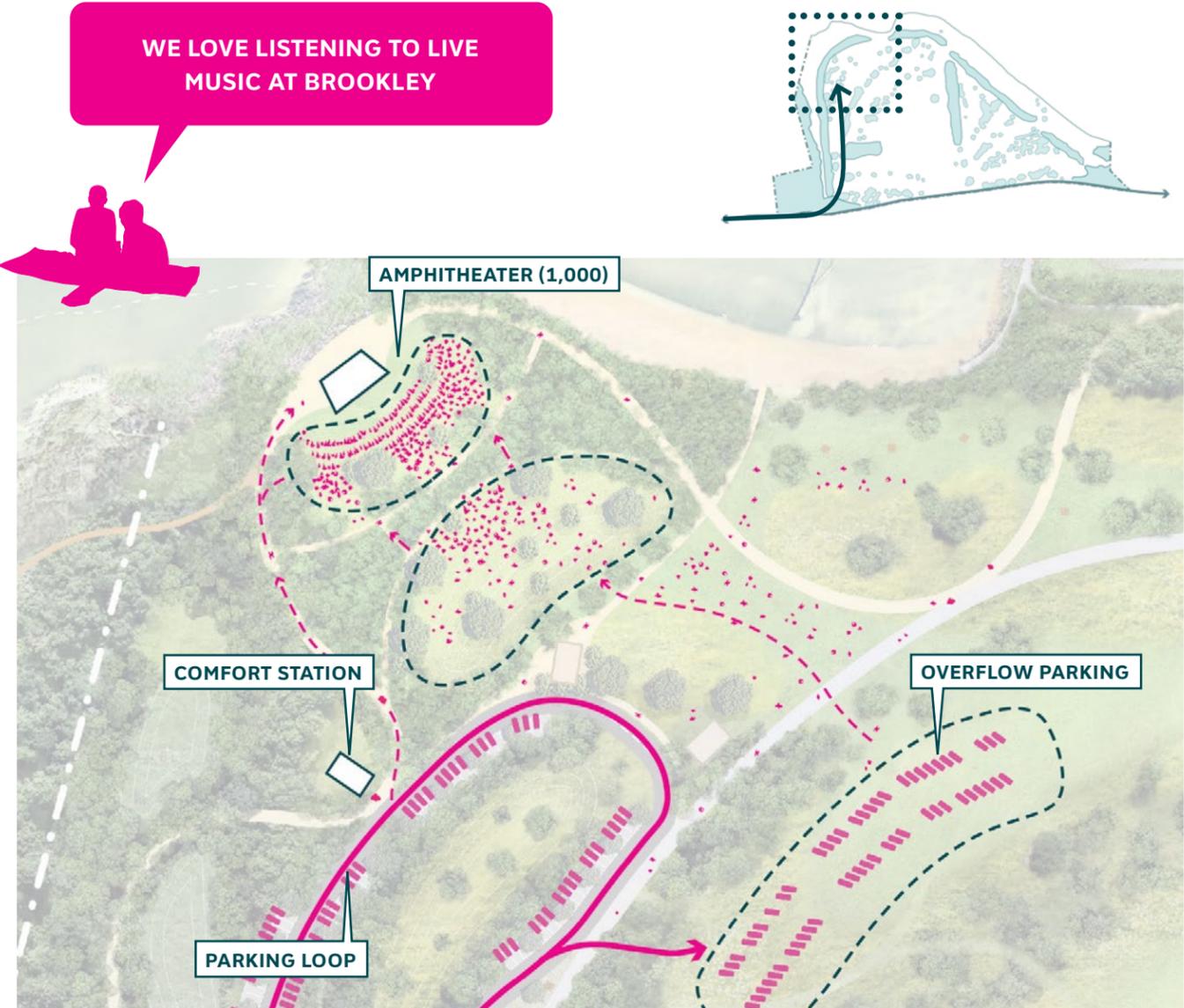


PARK PATH NETWORK

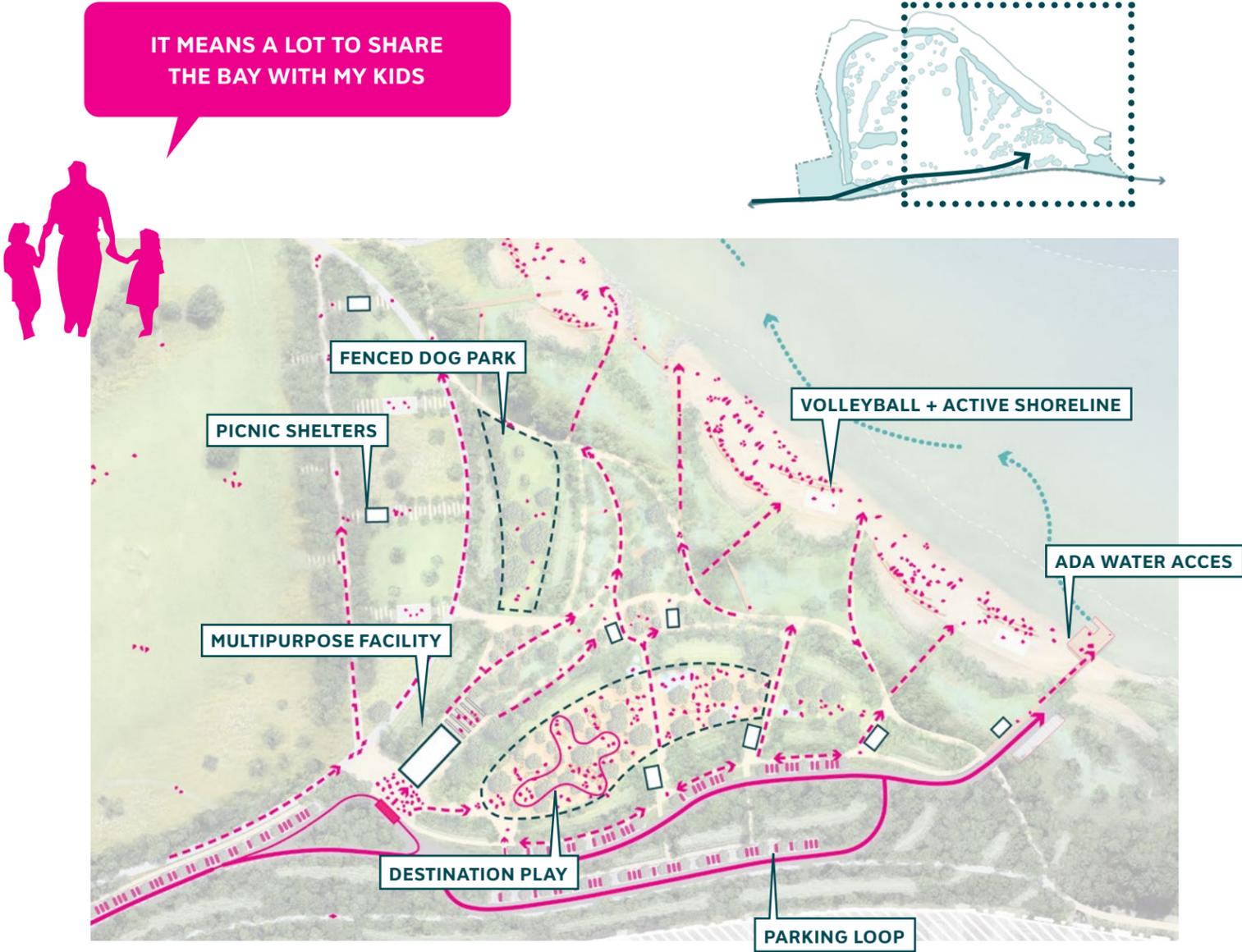
MAP KEY	
	Walking Trails
	Boardwalks
	Mown Paths
	Shared Use Path
	Fast Track Bike Lane
	Paddleways
	Water Access
	Park Roads
	Car / Bus / Kayak Drop-off



ACTIVATION SCENARIOS | NORTH + SOUTH



CONCERT IN THE AMPHITHEATER



TYPICAL SUMMER WEEKEND

ACTIVATION SCENARIOS | FULL SITE



KITE FESTIVAL

IT'S GREAT TO HAVE SPACE TO FLY OUR KITES

KITE FESTIVAL



CROSS COUNTRY | 5k

IT'S EASIER TO RUN WITH SUCH GREAT VIEWS

CROSS COUNTRY

OPPORTUNITIES FOR EDUCATION + INTERPRETATION

The meandering shoreline path creates an opportunity to tell stories of the site's change over time and frame glimpses into the future of the park. In addition, the multipurpose center and adjacent education stormwater landscape provide indoor and outdoor facilities for educational groups and stakeholder use. Opportunities for storytelling may include potential future impacts of sea level rise on adjacent wetlands, changes in the shoreline over time, the history of Mobile's relationship to the bay, among others called out in this diagram.





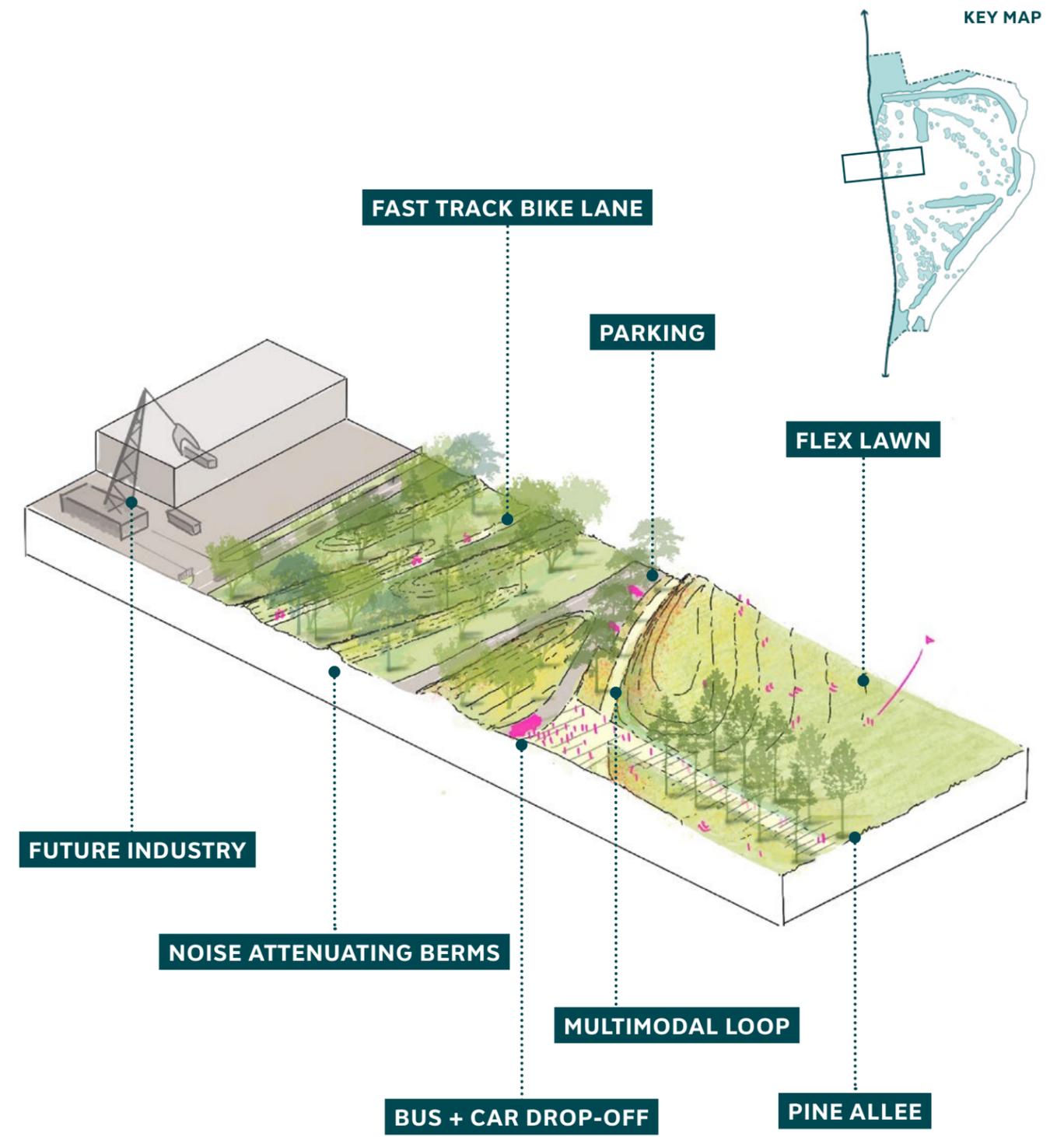
MOBILE AEROPLEX AT BROOKLEY

OLD BAY FRONT DR

OPEN LAWN

PINE ALLEE

CREATE A LANDSCAPE BUFFER UPLAND APPROACH



KEY MAP

FAST TRACK BIKE LANE

PARKING

FLEX LAWN

FUTURE INDUSTRY

NOISE ATTENUATING BERMS

MULTIMODAL LOOP

BUS + CAR DROP-OFF

PINE ALLEE

A landscape of forested berms creates a buffer between the park and adjacent industrial uses. The pine allee leads people toward the water's edge and a central open field of flexible lawns and meadows holds space for dynamic uses, including a disc golf course.

BERMS ALONG OLD BAY FRONT DR

Along the western edge of the park, forested sound attenuation berms absorb and deflect noise pollution from adjacent industrial activities. The buffer landscape also contains the main park road, parking loops, and fast-track bike lane (a bike route for faster cycle travel that bypasses the park).

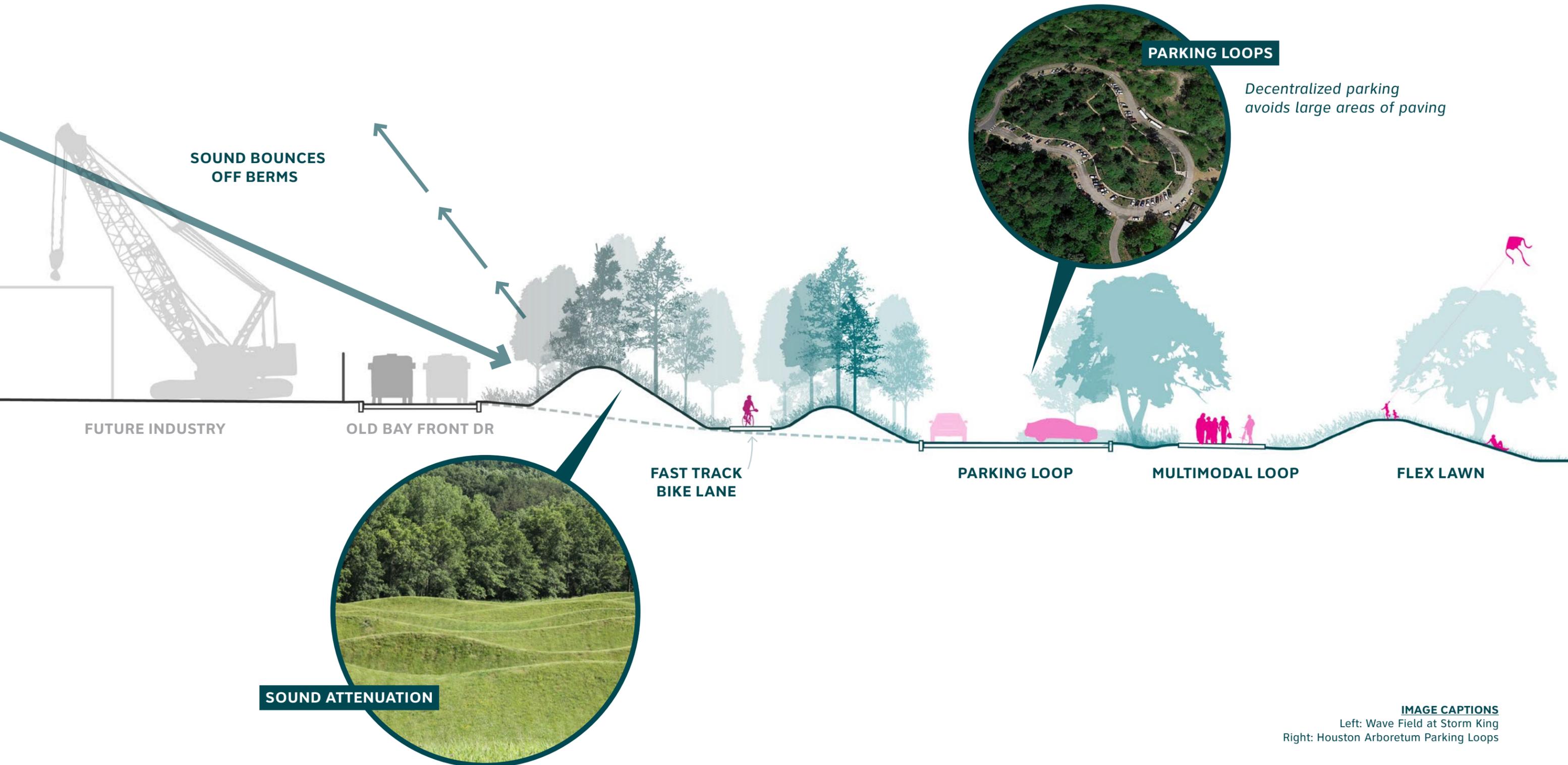


IMAGE CAPTIONS
 Left: Wave Field at Storm King
 Right: Houston Arboretum Parking Loops

FORESTED ENTRANCE + BUFFER

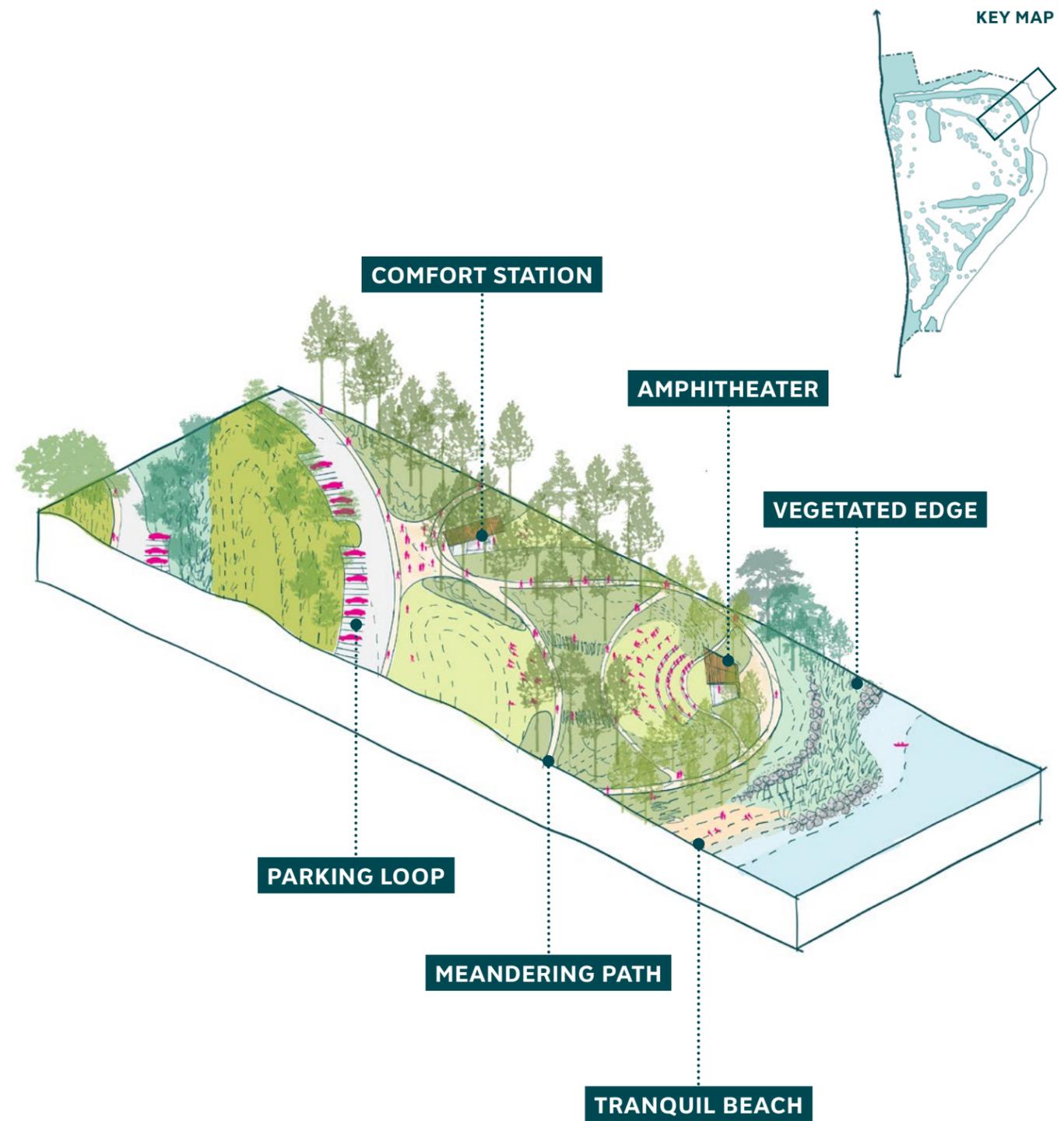
The northern buffer thickens the edge between the park and the protected wetlands. Hiking boardwalks do not disturb the wetlands but weave through the upland forests and offer wetland views and wildlife viewing opportunities.





FORM PLACES TO GATHER

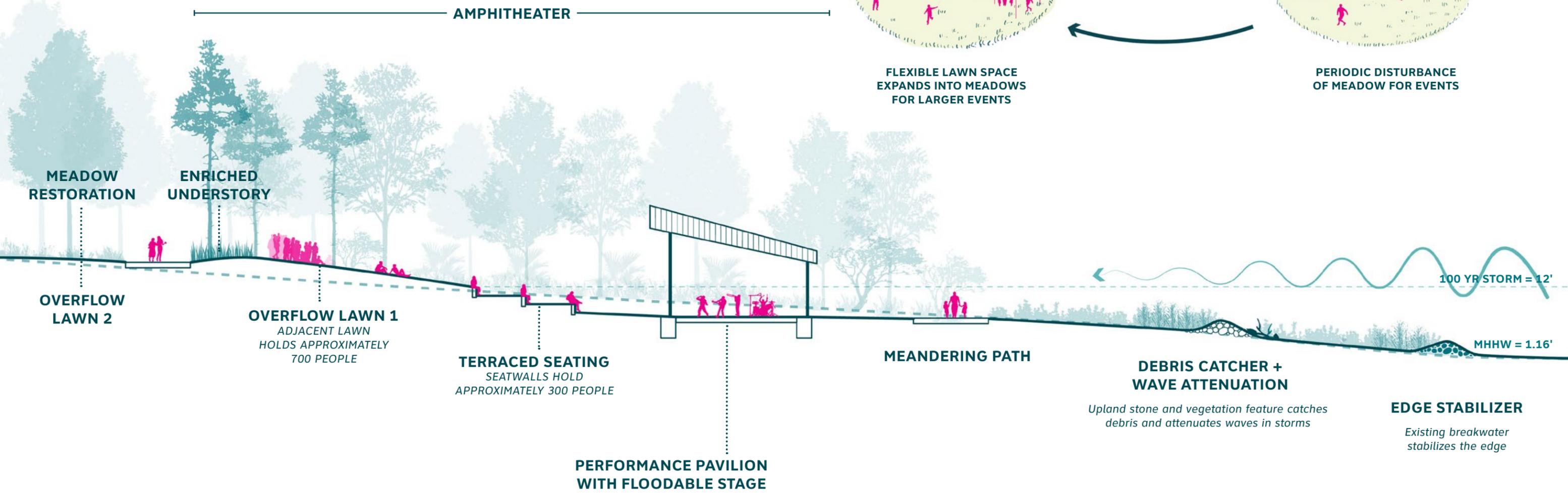
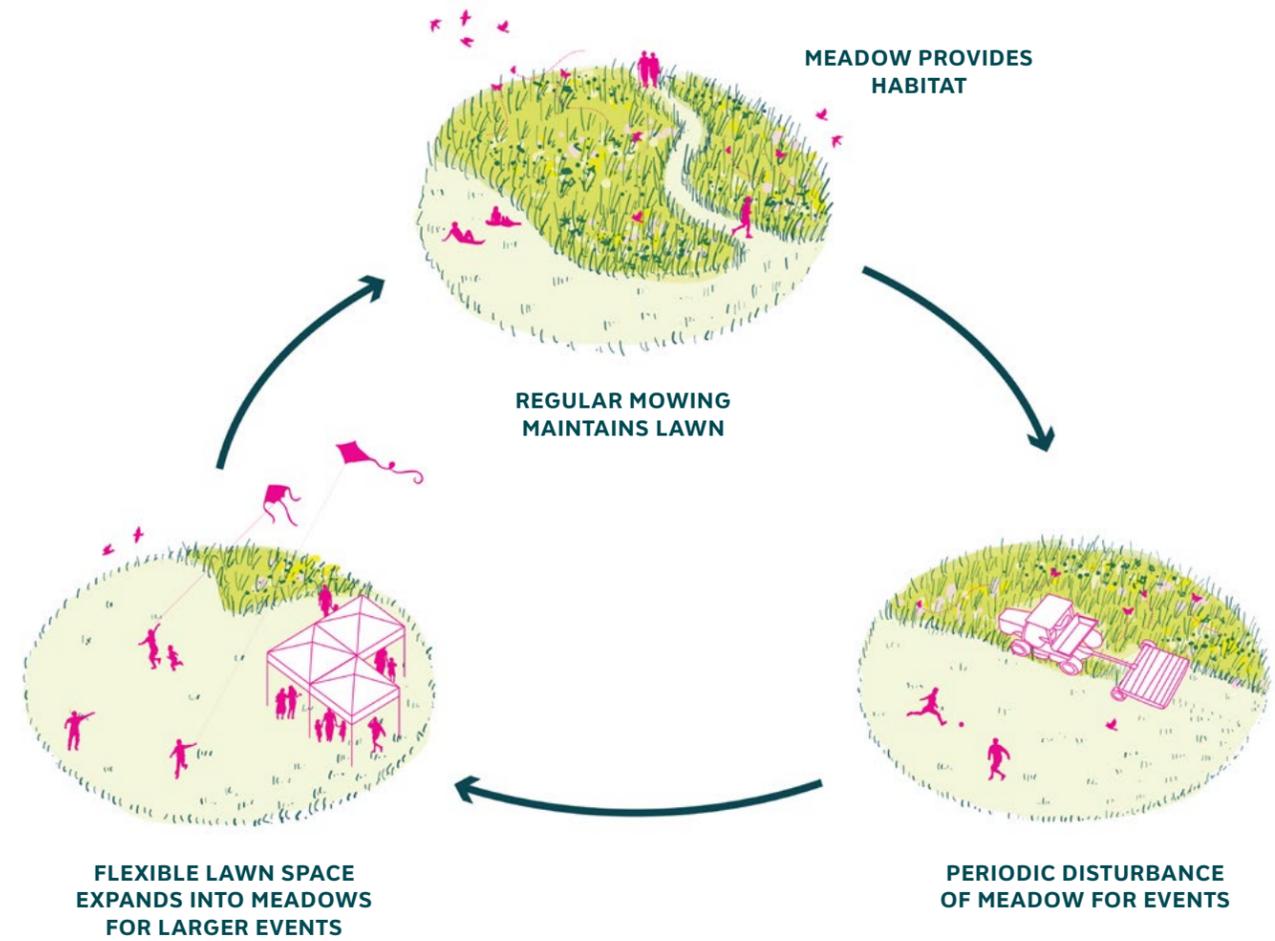
NORTHERN AMPHITHEATER + BAY BEACH

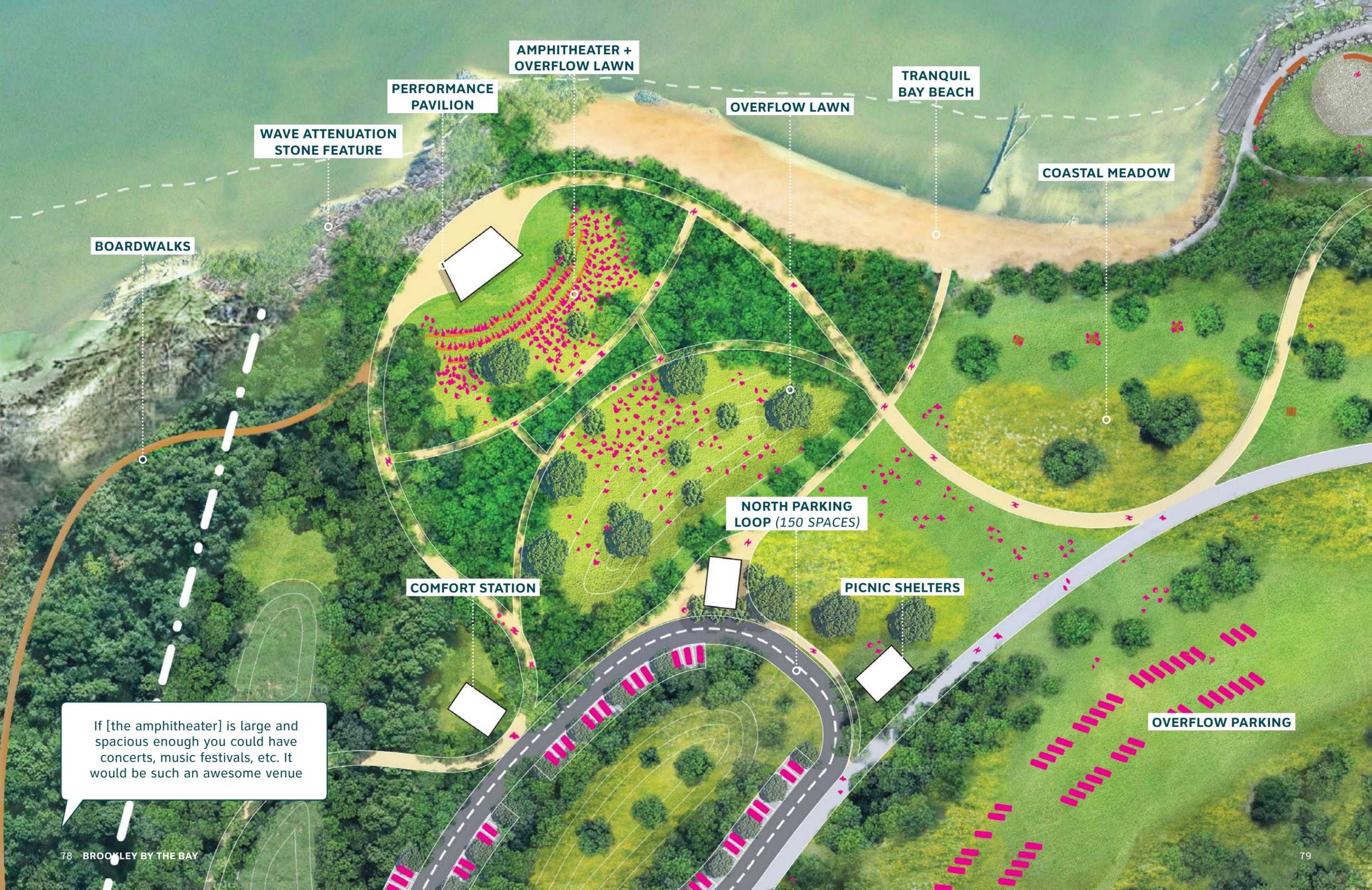


To the north, a tranquil bay beach and amphitheater support multiple park activities. The bay beach provides continuous water access and quieter areas to enjoy the views and landscape. The amphitheater is nestled in a natural clearing with incredible views of the Mobile skyline and supports events for audiences of 300-1000 people, with lawn space for additional overflow. The north parking loop provides vehicular access to the performance space and the comfort station supports occasional heavier use.

AN AMPHITHEATER AT THE WATER'S EDGE

The amphitheater provides a flexible space in the park for performances by local musicians, worship services, or events like the Fourth of July fireworks show. The amphitheater consists of permanent seat walls that can accommodate approximately 300 people, an adjacent overflow lawn with a capacity of approximately 700 people, and a third overflow lawn for very occasional large events. In the upland areas that border the central flexible lawn, coastal meadows are introduced to add visual interest, habitat, and plant biodiversity to the open fields. Along the water, an upland vegetated stone feature serves as an on-land wave attenuator and debris-catcher in storm events, reducing the risk of the covered pavilion structure from storm damage. The stage beneath the structure will be floodable to withstand occasional flood events.





AMPHITHEATER +
OVERFLOW LAWN

PERFORMANCE
PAVILION

WAVE ATTENUATION
STONE FEATURE

BOARDWALKS

OVERFLOW LAWN

TRANQUIL
BAY BEACH

COASTAL MEADOW

NORTH PARKING
LOOP (150 SPACES)

COMFORT STATION

PICNIC SHELTERS

OVERFLOW PARKING

If [the amphitheater] is large and spacious enough you could have concerts, music festivals, etc. It would be such an awesome venue



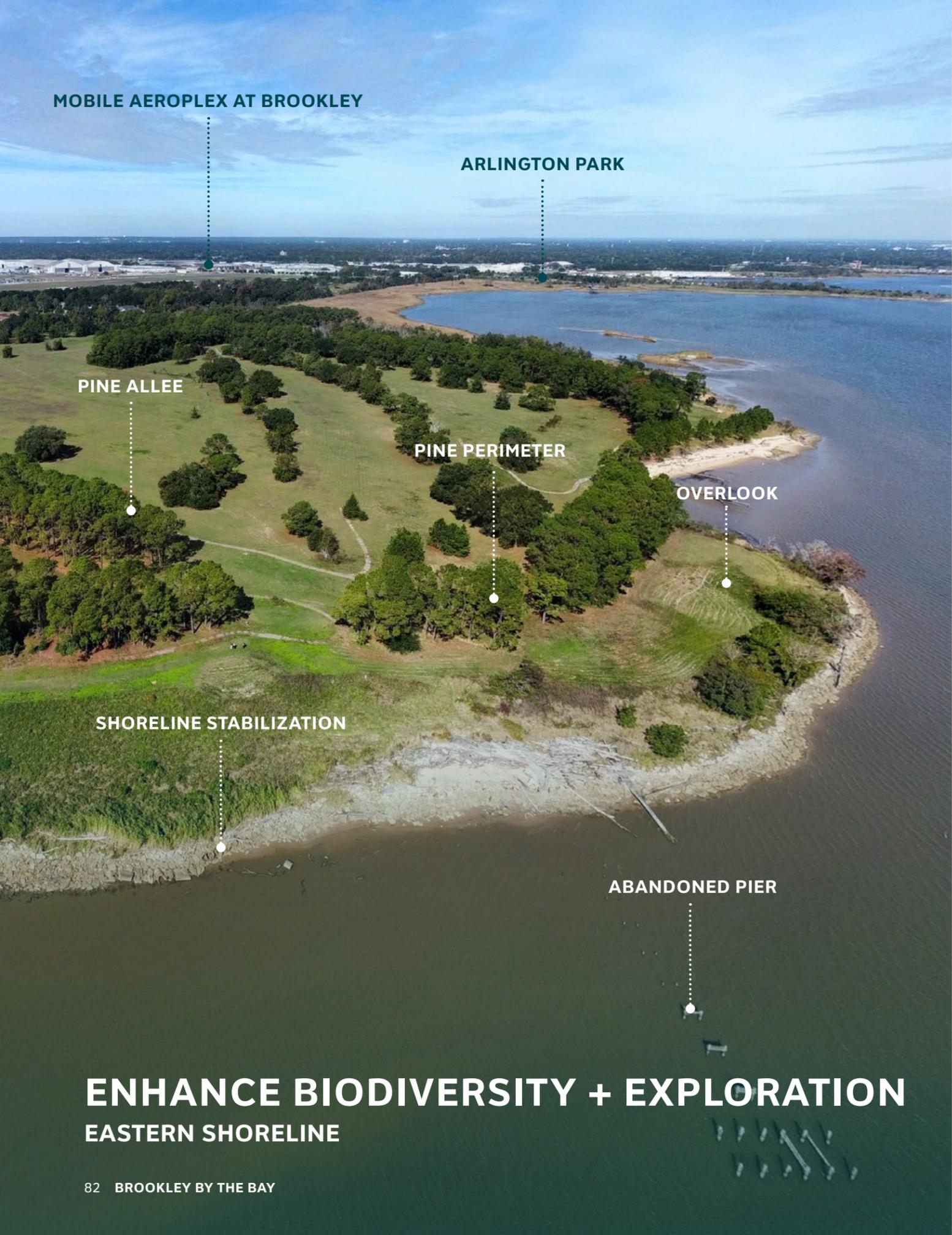
VIEWS TO
MOBILE SKYLINE

PERFORMANCE
PAVILION

AMPHITHEATER
LAWN

MEADOW
RESTORATION

MULTIMODAL
PATH



MOBILE AEROPLEX AT BROOKLEY

ARLINGTON PARK

PINE ALLEE

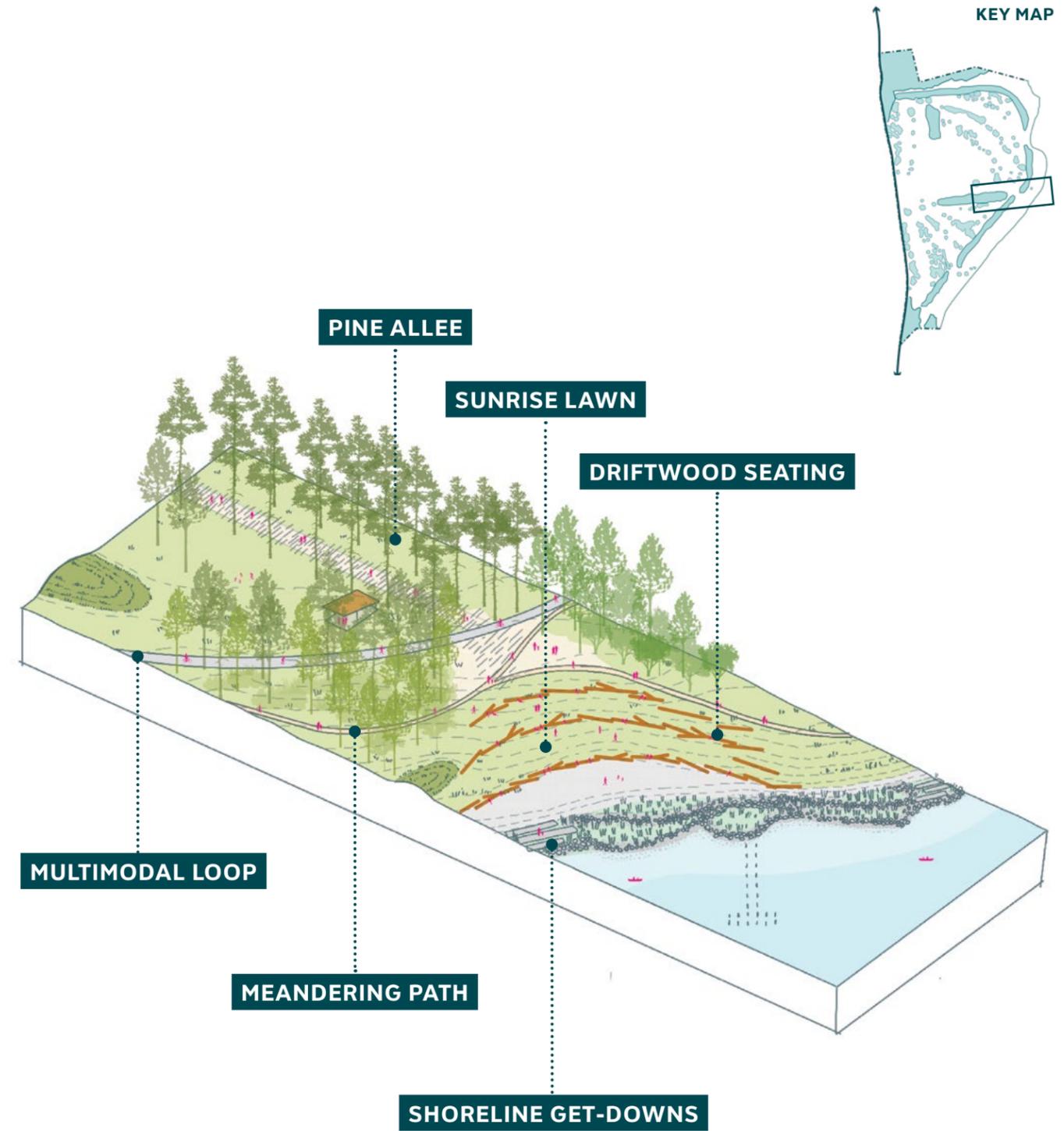
PINE PERIMETER

OVERLOOK

SHORELINE STABILIZATION

ABANDONED PIER

ENHANCE BIODIVERSITY + EXPLORATION EASTERN SHORELINE



KEY MAP

PINE ALLEE

SUNRISE LAWN

DRIFTWOOD SEATING

MULTIMODAL LOOP

MEANDERING PATH

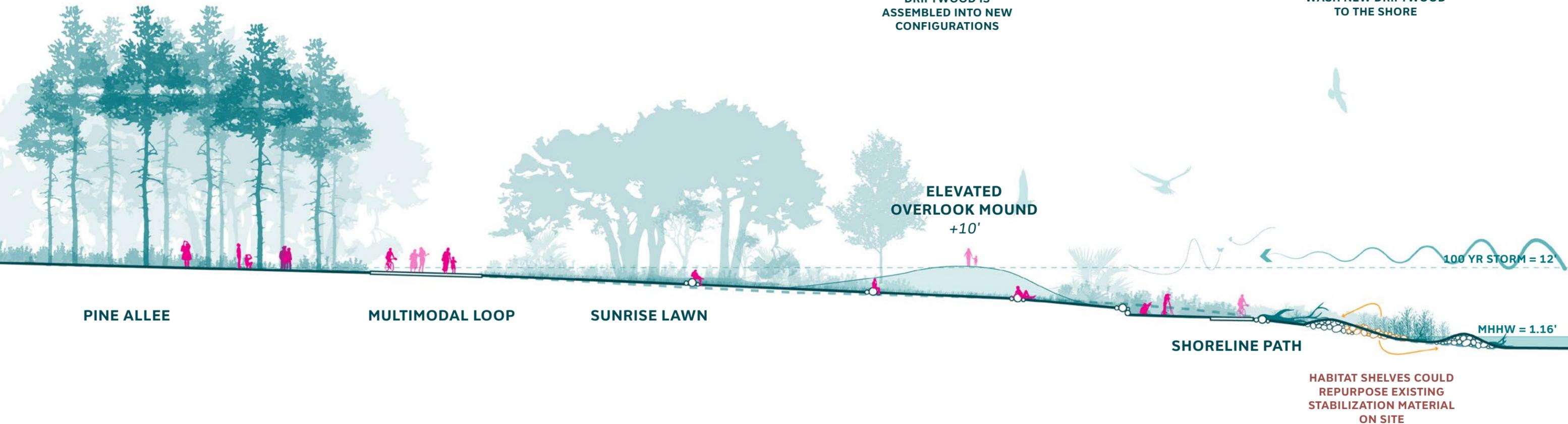
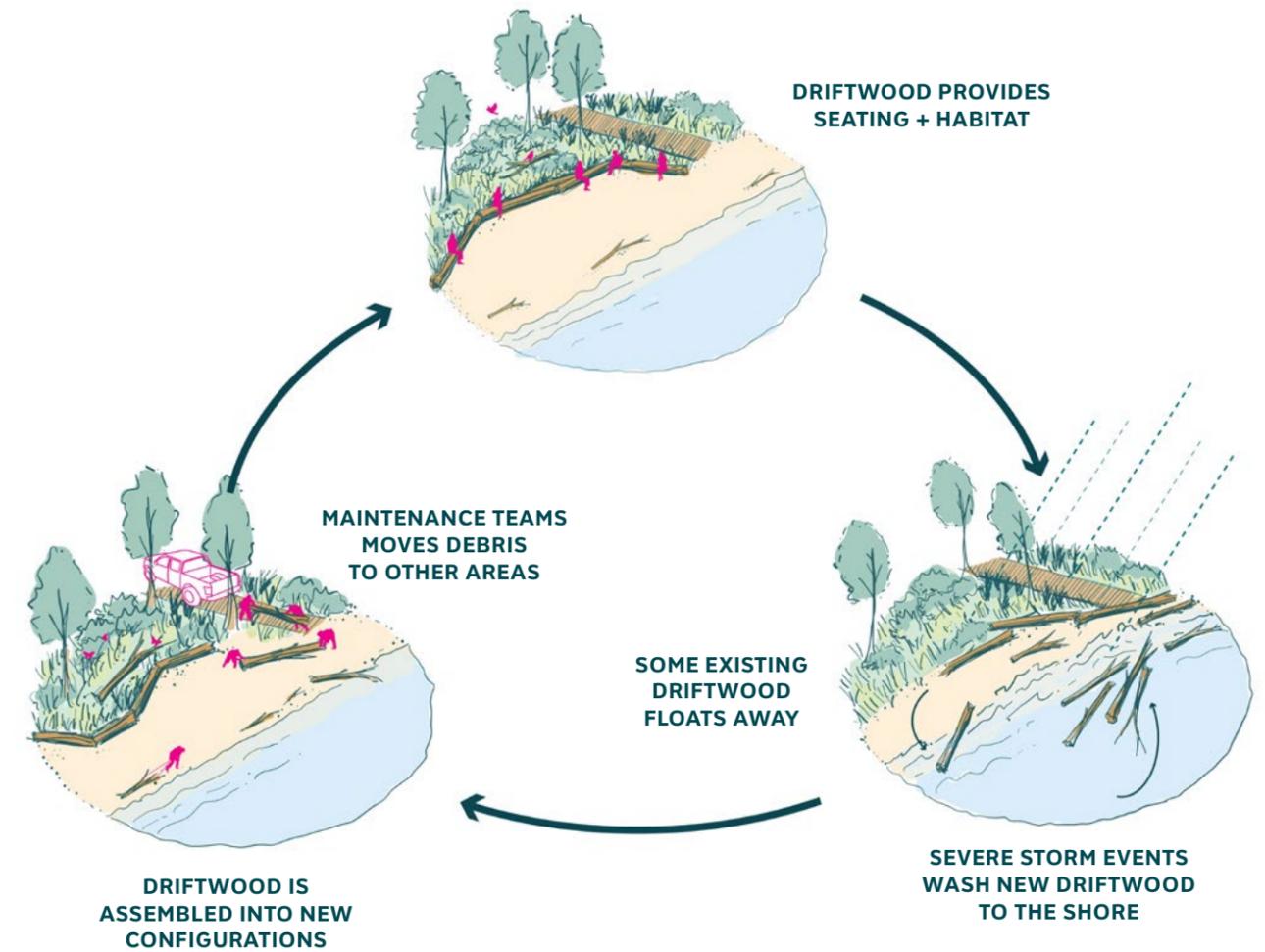
SHORELINE GET-DOWNS

The interactive habitat edge enhances the shoreline with vegetation, stone, and get-downs to nurture complexity and habitat at the water's edge. People can get closer to the water, view birds resting on the abandoned pier, and have an opportunity to see other wildlife in the park. A sloped lawn with elegantly arranged driftwood becomes a place to sit and watch the sunrise.

INTERACTIVE HABITAT EDGES + DRIFTWOOD CYCLES

Today, the shoreline in this area of the park is stabilized with concrete rubble. The addition of stone and planted shelves form a living shoreline along this edge interspersed with get-downs for water access. Opportunities to integrate habitat enhancements to the rock revetments will encourage more life along the shoreline and in turn, provide a more immersive, natural experience for park visitors to birdwatch, enjoy a quieter walk along the water, or sit and enjoy the sunrise.

Because the site is at the mouth of the Mobile-Tensaw Delta, large accumulations of driftwood are deposited along the shoreline as tides ebb and flow and waters occasionally rise. Rather than removing driftwood after every storm event (a heavy maintenance lift), driftwood is celebrated and arranged to provide seating along the water's edge. This strategy is flexible, does not require deep, permanent foundations to stay in place, and embraces change and dynamism at the shoreline.





FLEX
LAWN

SUNRISE
LAWN

OVERLOOK

VEGETATED
EDGE

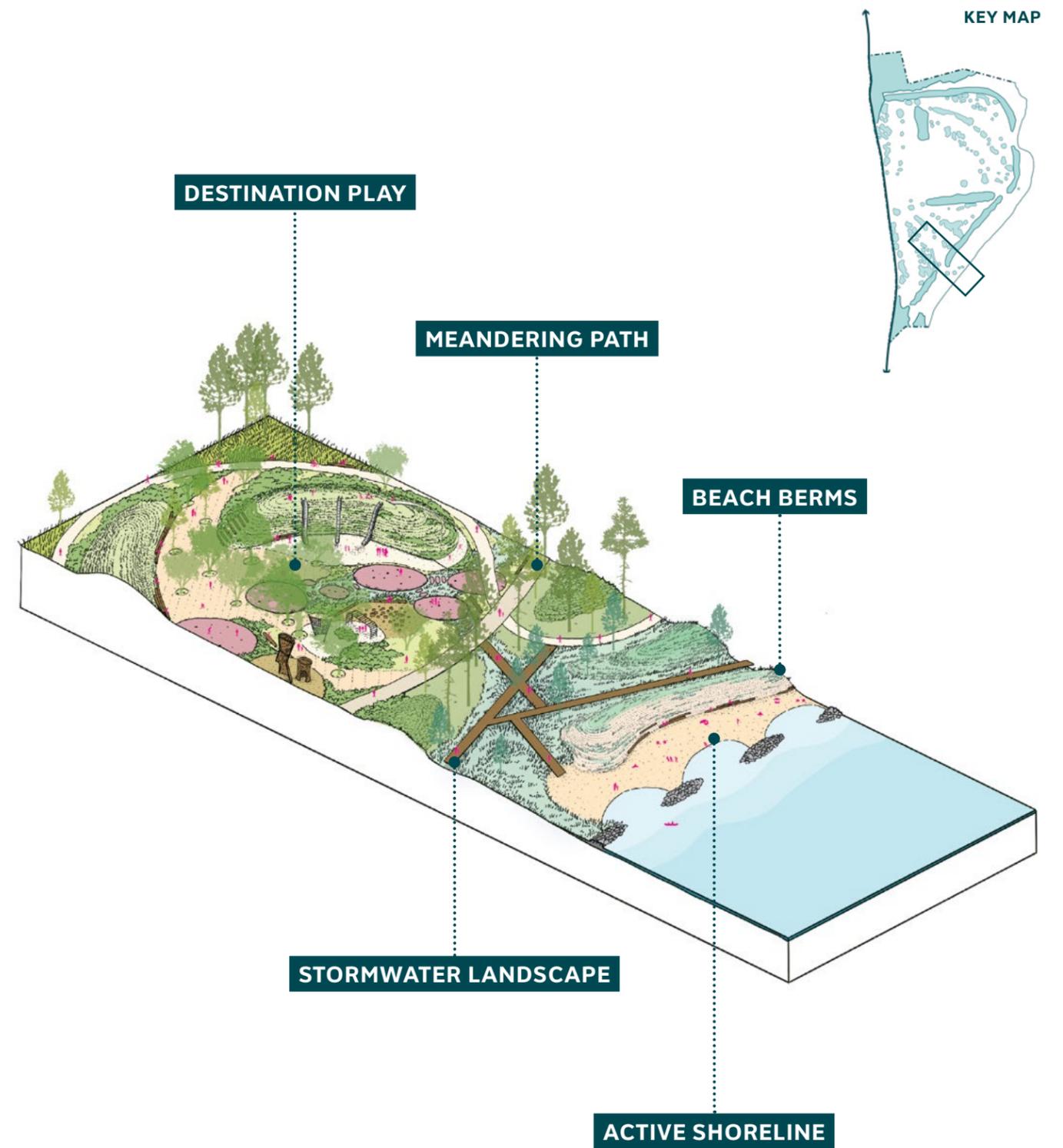
SHORELINE
PATH

SHORELINE
GET-DOWN

HABITAT
ENHANCEMENTS



ESTABLISH AN ACTIVE SHORELINE SOUTHERN SHORELINE AND UPLAND AREA



An active shoreline provides continuous water access along the bay, opportunities to wade in the water, and activities like beach volleyball at the water's edge. Further upland, a destination playground is nested in topographic forms that attenuate storm waves to minimize storm damage.

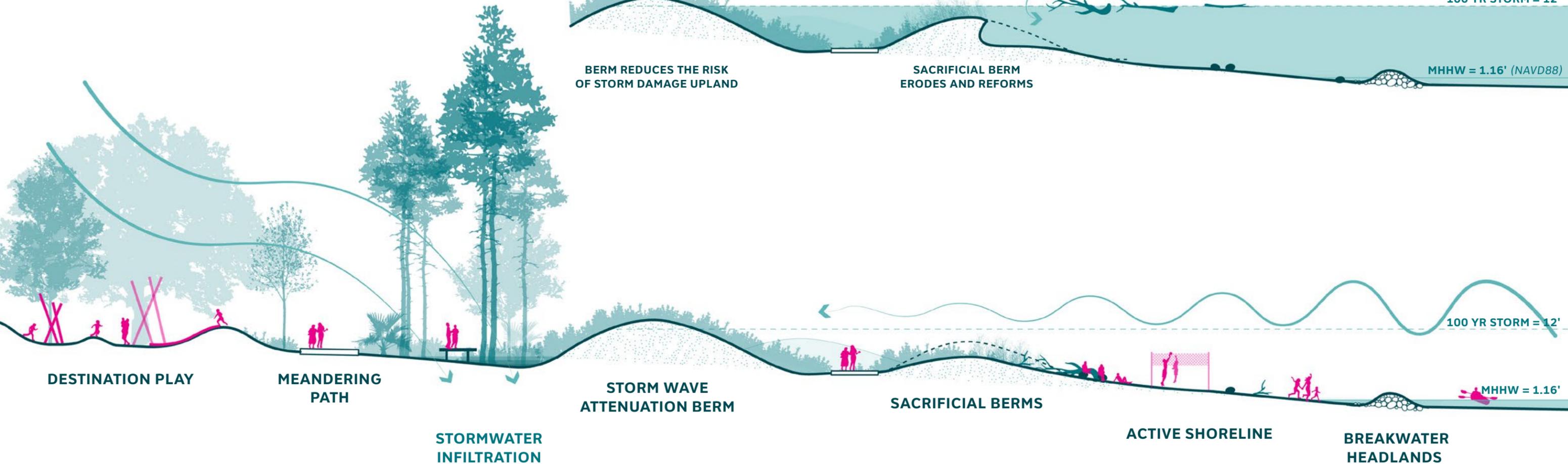
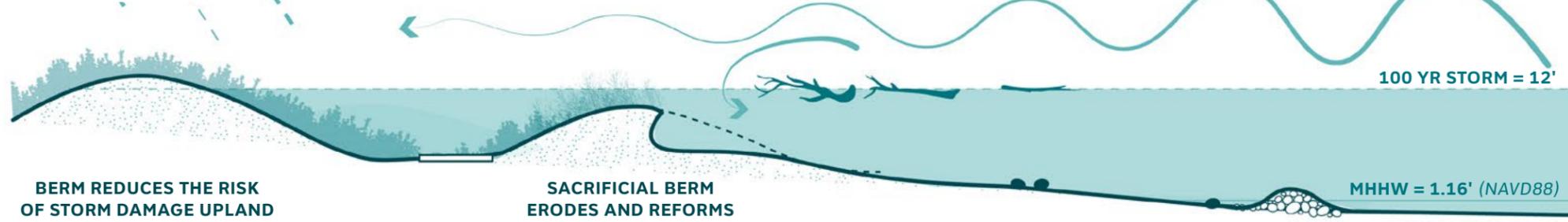
A LAYERED SHORELINE STRATEGY

The southern shoreline reach is designed as a layered landscape with small habitat breakwaters that stabilize the continuous bay beach, sacrificial landscape berms, planted stormwater swales, and upland berms and swales that delineate distinct areas of the park. The low habitat breakwaters and sacrificial berms work together to maintain the bay beach at the water's edge. The habitat breakwaters stabilize the edge and protect from everyday erosion, while the sacrificial berms that have the potential to be built up through the beneficial use of dredged material are designed to erode in storm events, depositing sediment along the shoreline to re-nourish it. The upland stormwater swale accepts water from the park in rain events and provides low areas for floodwaters to recede after storm events. The upland berms and swales balance cut and fill across the site and attenuate storm waves to reduce the risk of storm damage in the upland programmed areas.

TYPICAL CONDITION



100 YEAR STORM EVENT





STORMWATER LANDSCAPE

BEACH VOLLEYBALL

ACTIVE SHORELINE

ADA KAYAK LAUNCH + BEACH ACCESS

KAYAK RENTALS + STORAGE

PICNIC SHELTERS

FENCED DOG RUN

PICNIC SHELTERS + SAND VOLLEYBALL

MULTIPURPOSE FACILITY + COMFORT STATIONS

SPLASH PADS

DESTINATION PLAY

SOUTH CYCLE ENTRANCE

SOUTH PARKING LOOP (150 SPACES)

Having the destination play area next to the [multipurpose facility] could be a draw for both



DRIFTWOOD
SEATING EDGE

DESTINATION
PLAY

BEACH
VOLLEYBALL

ACTIVE
BAY BEACH

ADA KAYAK
LAUNCH

BROOKLEY BY THE BAY

MAINTENANCE, ACCESS + IMPLEMENTATION CONSIDERATIONS

As the project moves into detailed design and implementation, defining clear maintenance strategies and pathways for implementation for the 98-acre site will be critical in ensuring the park will remain a major recreation and waterfront public access destination.

MAINTENANCE CONSIDERATIONS

A high level of maintenance across the entire park site is not feasible in the long term. As the park design advances into more detailed phases, an outline of “maintenance intensity areas” is recommended to assist the city or other maintenance entity in planning for the park’s long-term success. Recommended or possible categories may include:

Low Maintenance Areas: Areas would include landscape restoration zones that would require light annual, infrequent, to no maintenance. These may include meadow restoration areas, reforestation areas, or the buffer landscape. Other areas identified in the future may also fall into this category.

Medium Maintenance Areas: Areas would include park spaces that would require more frequent maintenance than the low maintenance areas. These areas may include the central lawn and lawn spaces that would require more regular mowing, the fenced dog run, picnic structures/areas, the destination play area, shared-use paths, or areas along the shoreline that are subject to debris accumulation following a more intense storm.

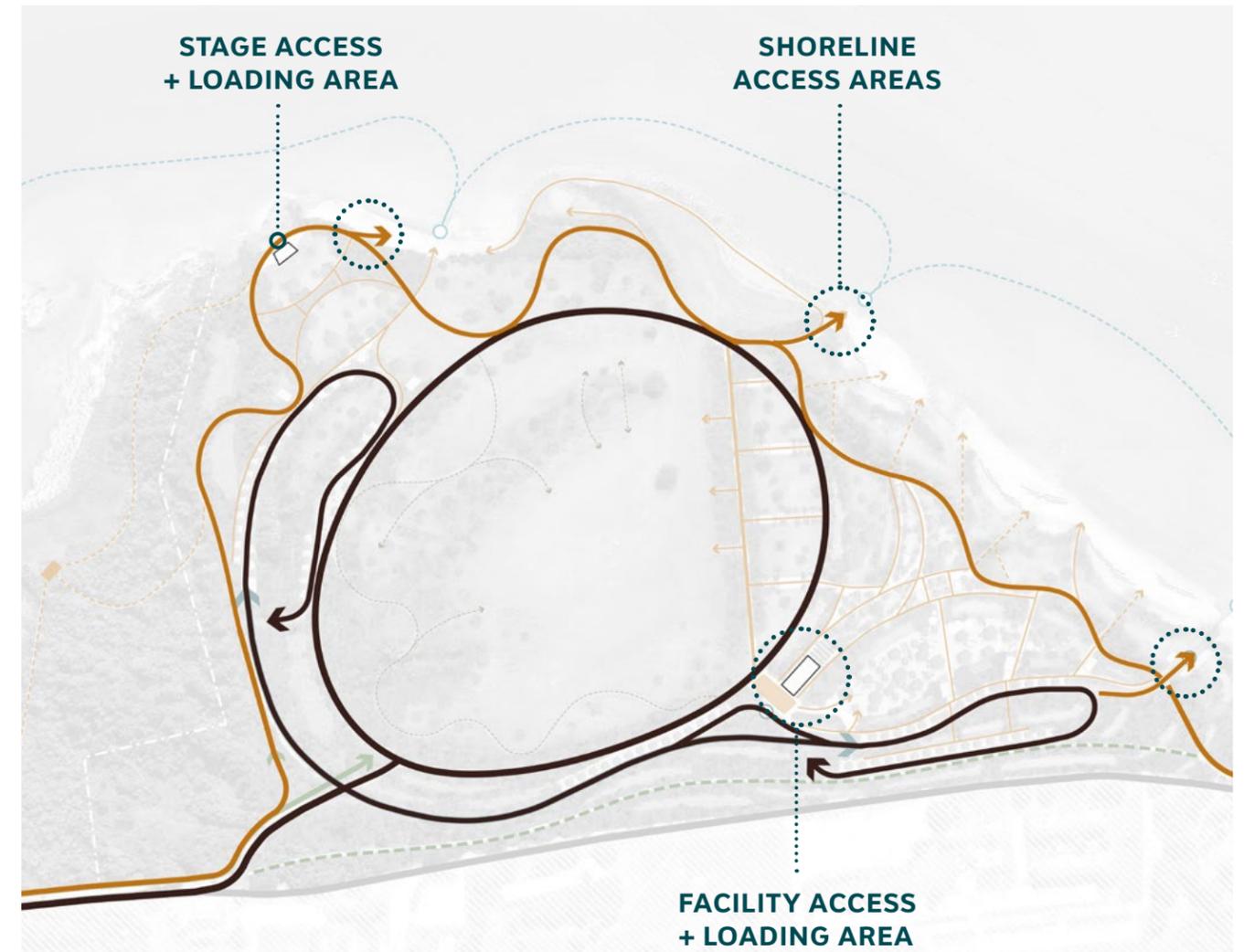
High Maintenance Areas: Areas or park facilities that require more frequent monthly or weekly maintenance. These facilities may include the multipurpose center, comfort stations/park restrooms, rentable space for food vendors, trash collection, accessible kayak launch/kayak rental facility, etc. Maintenance facilities (trash collection, material storage, etc.) should be accessible and sited to support required park maintenance while integrating quietly into the park design.

RESILIENT DESIGN CONSIDERATIONS

The park is a waterfront site that experiences frequent inundation and debris accumulation following intense coastal storms. In addition to the resilient shoreline strategies outlined in this document, it is recommended that site material use and selection consider frequent flooding and storms during detailed design phases. In some cases, planning for the mass accumulation of debris and embracing it as part of the park experience will enhance the overall experience and reduce the amount of maintenance required. Following a storm, driftwood can be moved to clear areas where driftwood is blocking park access and arranged to serve as seating along the bay beaches and sunrise lawn, and shoreline habitat at the interactive habitat edge.

IMPLEMENTATION PATHWAYS

GOMESA has provided funding for the purchase of the park site, NFWF Gulf Environmental Benefit Funds were used to purchase and protect the surrounding wetlands through a conservation easement, and the City of Mobile is providing park design funds. As the project continues, further funding sources will be identified for implementation. Benchmarks for park construction will be identified as future design phases progress. Opportunities for public-private partnerships may open up additional funding opportunities.

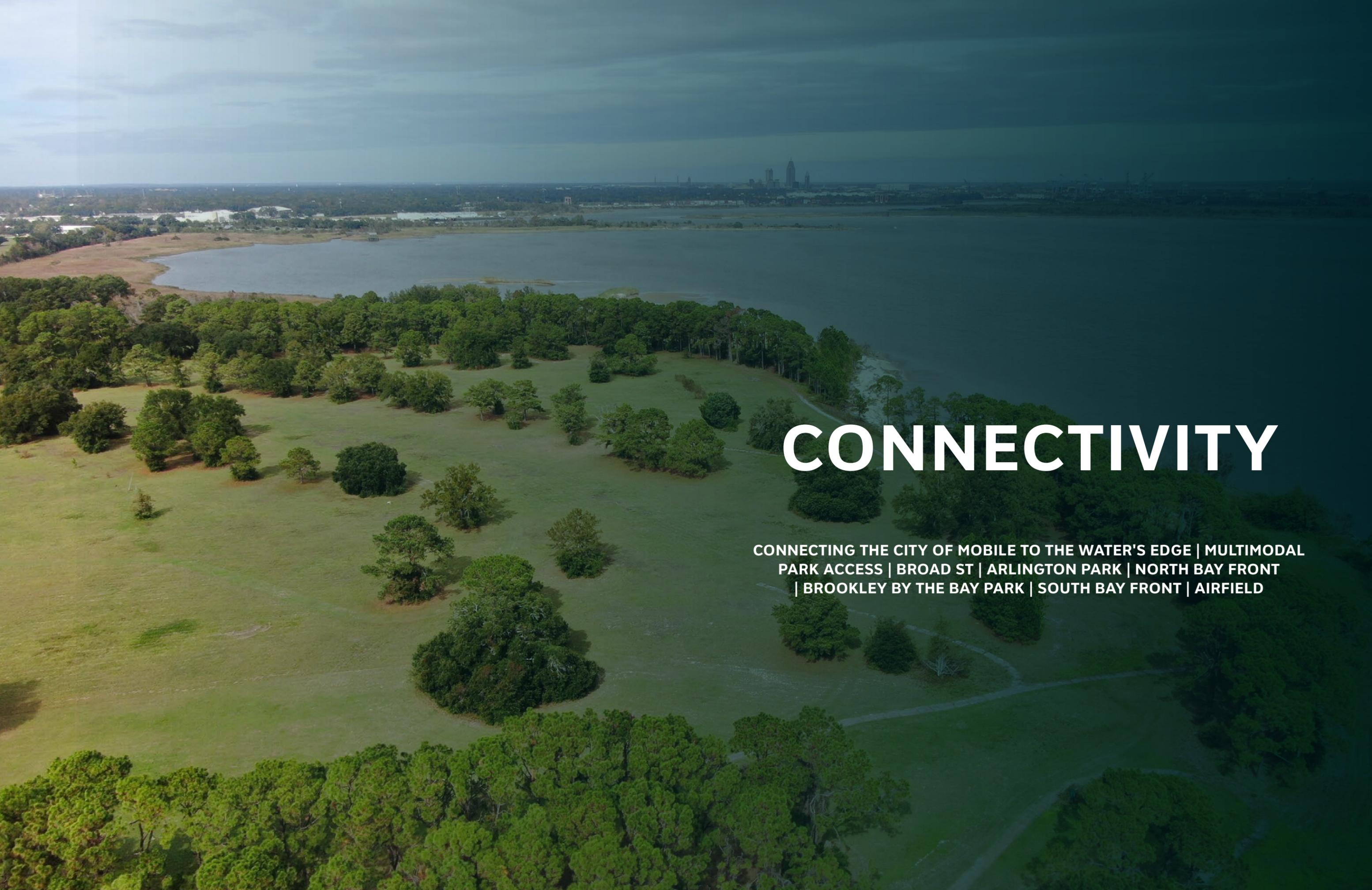


ACCESS CONSIDERATIONS

All areas of the park must be accessed by both maintenance vehicles and emergency service vehicles. Controlled access to the shared-use loop and shoreline path will allow EMS and maintenance vehicles to access all areas of the park including the amphitheater area and shoreline bay beaches. The access points should be blocked to everyday traffic and shared use paths engineered to support vehicular traffic. Loading and unloading areas will be required for the multipurpose center, any structures available for external vendors, and the amphitheater area.

MAP KEY

- Maintenance Paths
- EMS Paths



CONNECTIVITY

CONNECTING THE CITY OF MOBILE TO THE WATER'S EDGE | MULTIMODAL
PARK ACCESS | BROAD ST | ARLINGTON PARK | NORTH BAY FRONT
| BROOKLEY BY THE BAY PARK | SOUTH BAY FRONT | AIRFIELD

RECREATION ROUTES TO THE SITE

MAP KEY

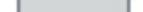
WATER BASED PROGRAMMING

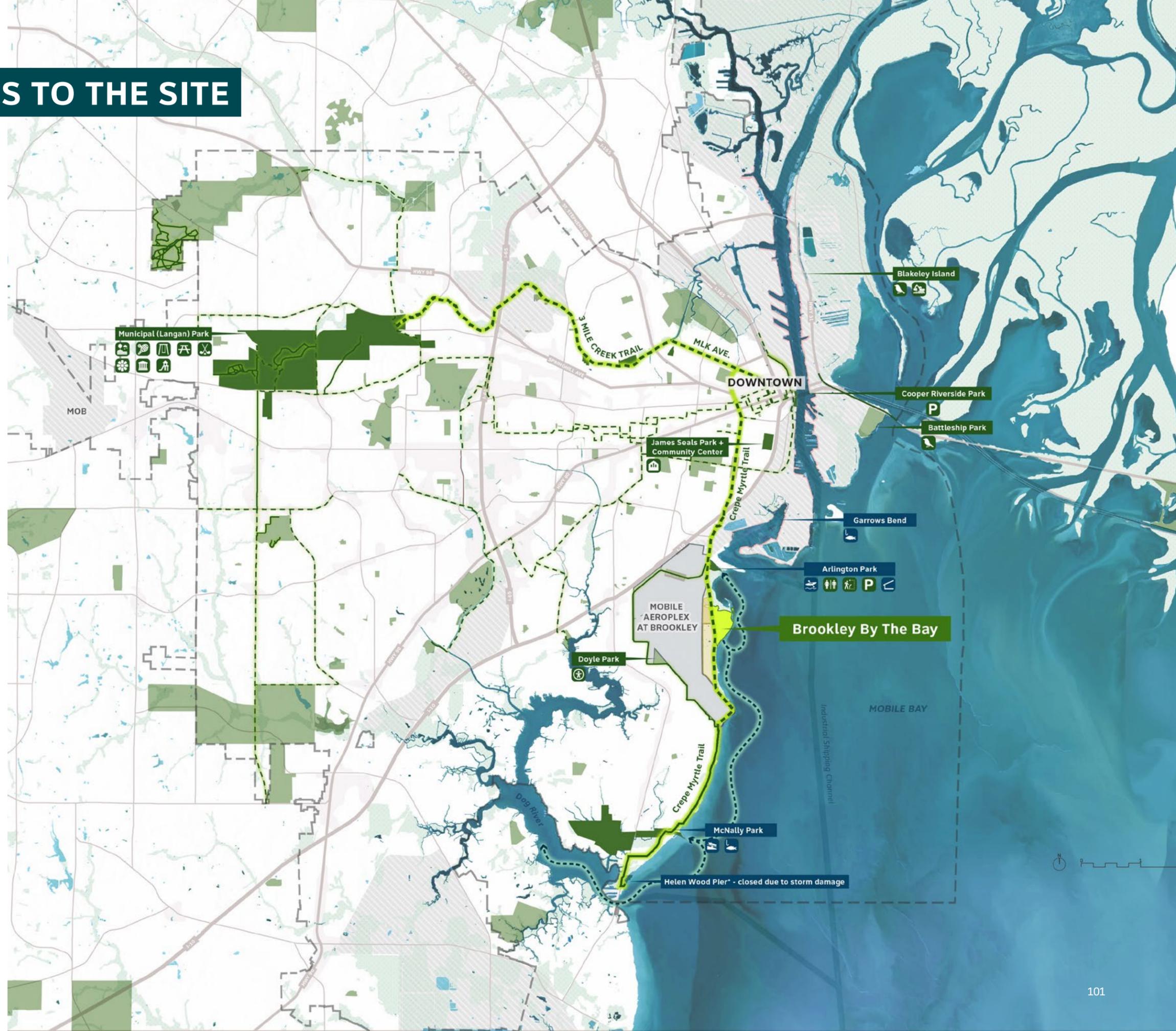
-  FISHING
-  KAYAKING
-  BOAT LAUNCHES
-  WETLANDS

OTHER RECREATIONAL AMENITIES

-  BIRDING
-  DREDGE FILL
-  RESTROOMS
-  TRAILS
-  PARKING
-  ADA PLAYGROUNDS
-  COMMUNITY CENTER
-  TENNIS
-  PLAYGROUND
-  PICNIC AREA
-  MUSEUMS
-  BASEBALL

INFORMATIONAL

-  EXISTING BIKE ROUTES
-  PLANNED BIKE ROUTES
-  "CITY OF MOBILE GREENWAY"
-  PADDLE BLUEWAY
-  CITY LIMIT
-  MAJOR ROADS
-  BROOKLEY BY THE BAY
-  EXISTING PARKS
-  INDUSTRIAL
-  MOBILE AEROPLEX AT BROOKLEY
-  WETLANDS

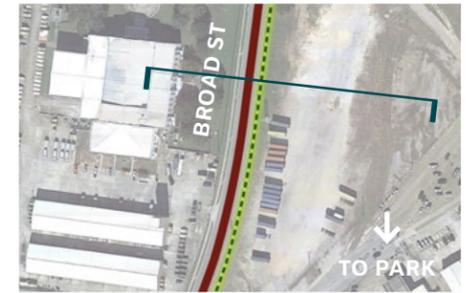


MULTIMODAL PARK ACCESS



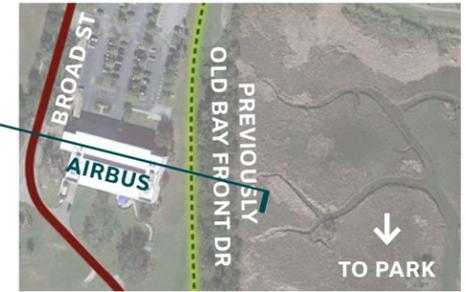
1 | BROAD STREET

Connect to planned Broad Street improvements and enhance multimodal access along the corridor.



2 | ARLINGTON PARK

Split a multimodal path off of Broad Street along Arlington Park.



3 | NORTH BAY FRONT

Add a shared use path along Old Bay Front Drive and separate park traffic from industrial traffic.



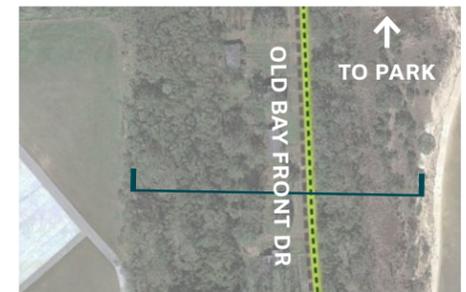
4 | BROOKLEY BY THE BAY PARK

Pull park auto-traffic into the site and create a "fast track" bike path along the site's edge, using sound attenuating berms to separate different kinds of traffic



5 | SOUTH BAY FRONT

Continue a shared use path down Old Bay Front Drive



6 | AIRFIELD

Wrap a shared use path along Perimeter Road, connecting to the Crepe Myrtle Trail

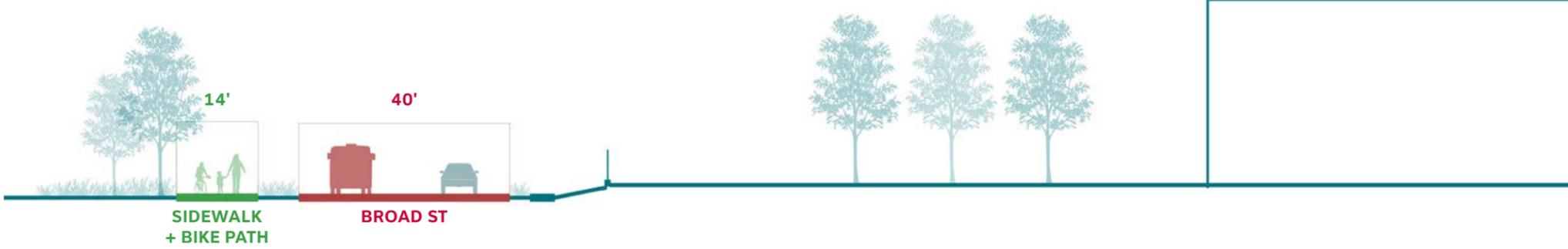


1 | BROAD STREET



GRAPHIC KEY

- SHARED INDUSTRIAL AND PARK VEHICULAR TRAFFIC
- - - PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- - - IMPROVED NEIGHBORHOOD CONNECTIONS

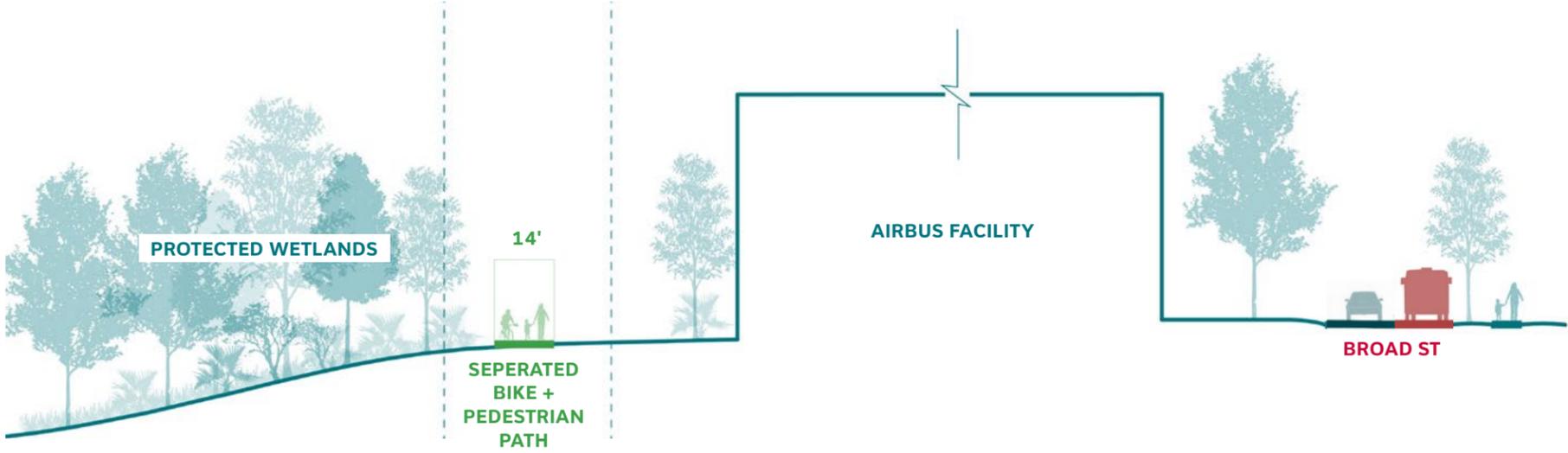


2 | ARLINGTON PARK



GRAPHIC KEY

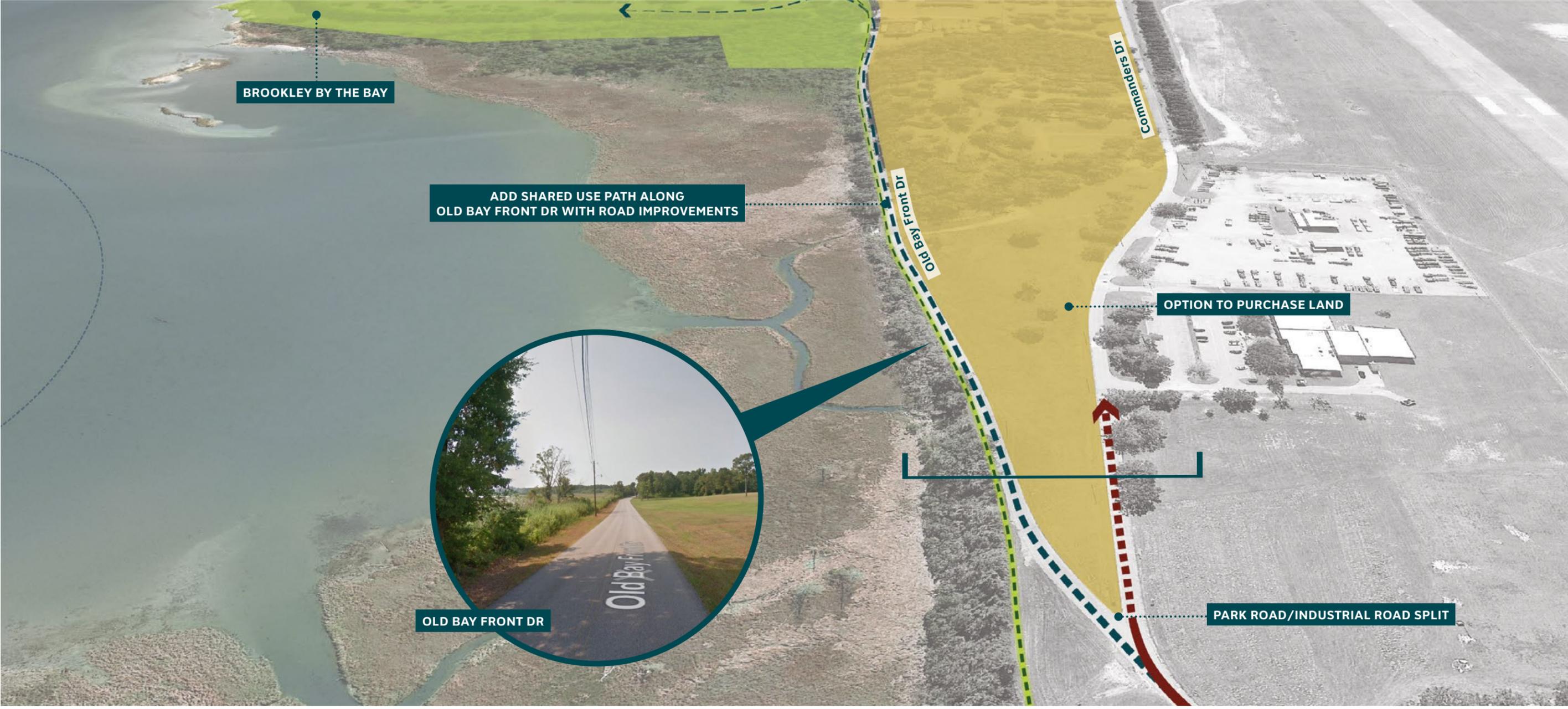
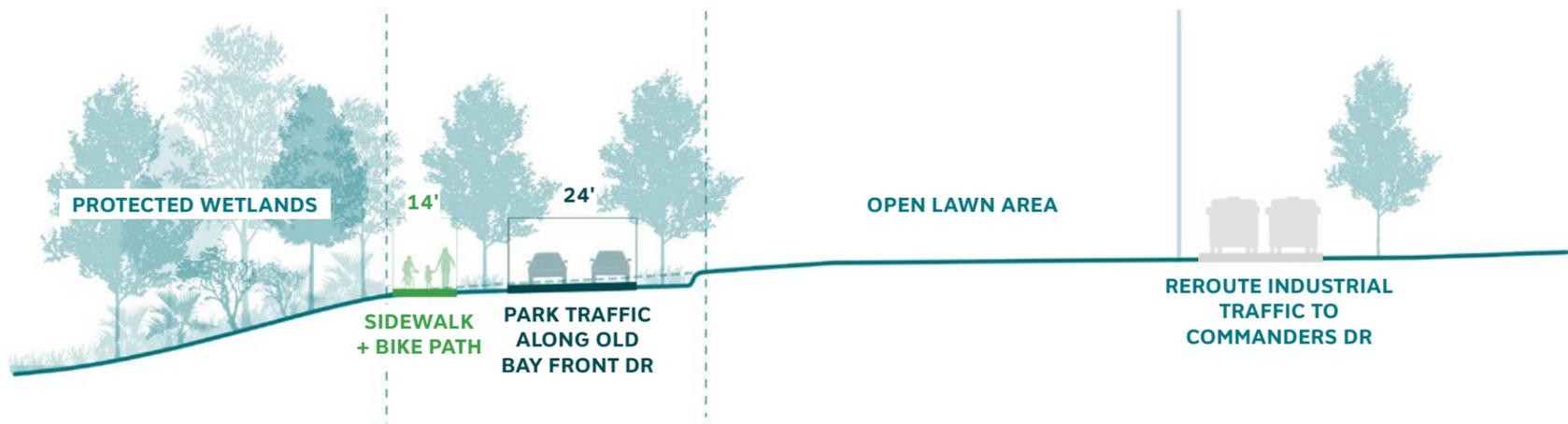
- SHARED INDUSTRIAL AND PARK VEHICULAR TRAFFIC
- PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- IMPROVED NEIGHBORHOOD CONNECTIONS



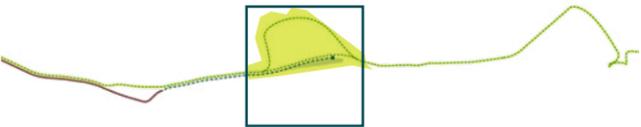
3 | NORTH BAY FRONT



- GRAPHIC KEY**
- SHARED INDUSTRIAL AND PARK VEHICULAR TRAFFIC
 - PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
 - IMPROVED NEIGHBORHOOD CONNECTIONS

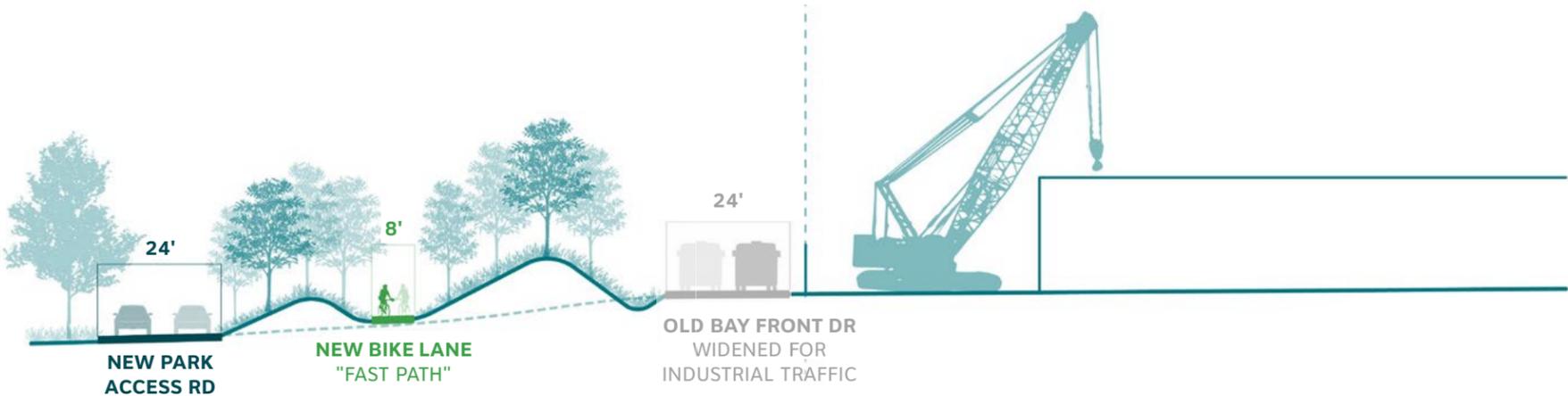


4 | BROOKLEY BY THE BAY PARK

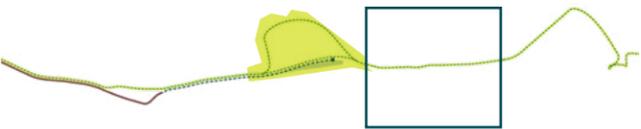


GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- - - PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- - - IMPROVED NEIGHBORHOOD CONNECTIONS

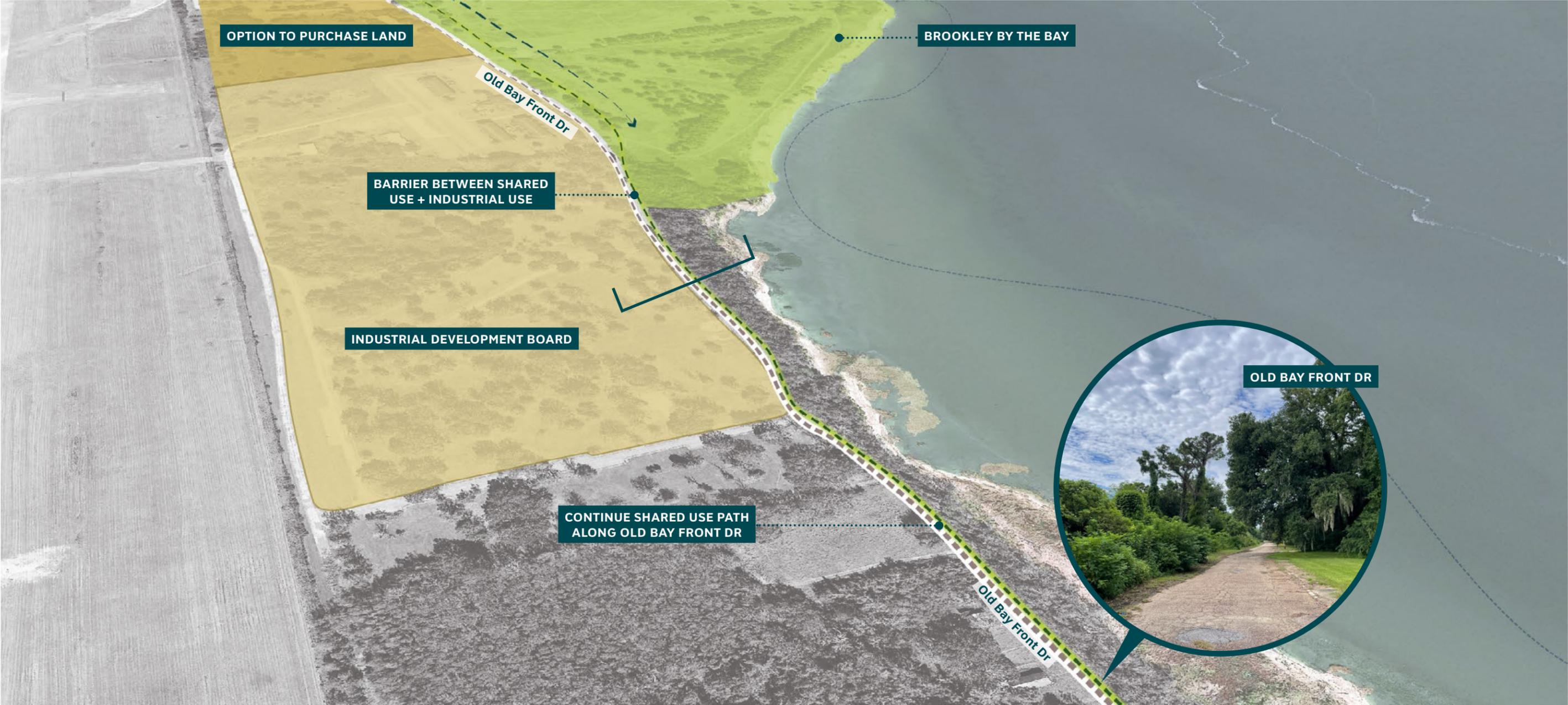
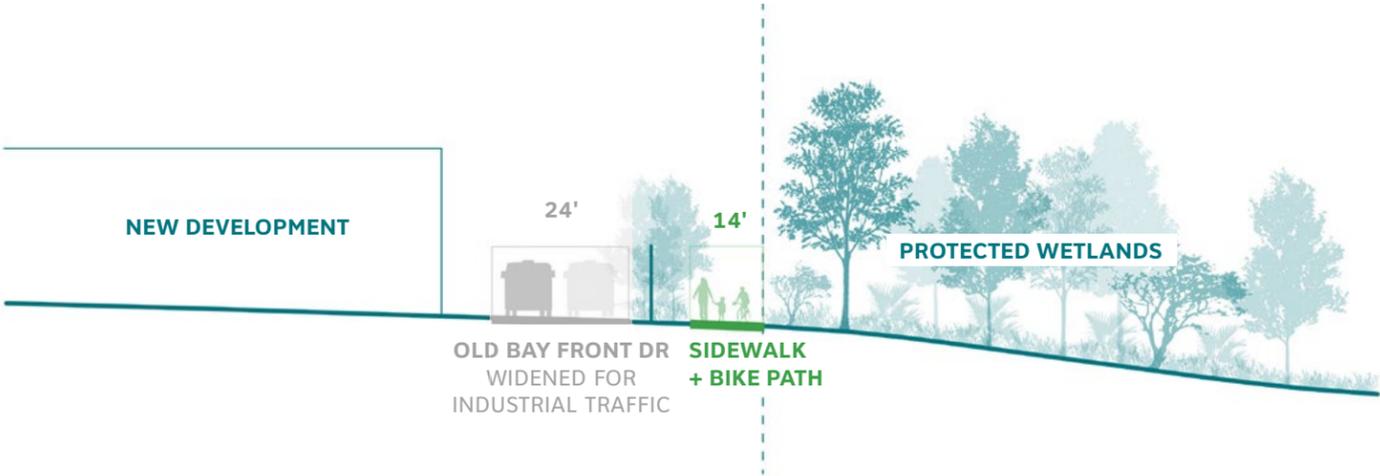


5 | SOUTH BAY FRONT



GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- - - PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- - - IMPROVED NEIGHBORHOOD CONNECTIONS



6 | AIRFIELD



GRAPHIC KEY

- POTENTIAL INDUSTRIAL TRAFFIC - TBD
- PROPOSED BIKE + PEDESTRIAN (SHARED USE) PATHS
- EXISTING BIKE PATHS / ROUTES

